



Jessica Chen-Sargent

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Active
R2429828
Board: V
Townhouse

1 1141 EAGLERIDGE DRIVE

Coquitlam
Eagle Ridge CQ
V3E 1K1

Residential Attached

\$639,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$639,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1980
Depth / Size (ft.):	Bedrooms: 3	Age: 40
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$2,613.31
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure: South	Maint. Fee: \$294.49	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-773-267
Mgmt. Co's Name: STRATACO		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-294-4141		
View: No		
Complex / Subdiv: EAGLERIDGE VILLAS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey, End Unit	Total Parking: Covered Parking:	Parking Access: Front, Side
Construction: Frame - Wood	Parking: Carport; Single	Locker: Y
Exterior: Mixed	Dist. to Public Transit: AT DOOR	Dist. to School Bus: 1
Foundation: Concrete Perimeter	Units in Development: 40	Total Units in Strata: 40
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Property Disc.: Yes	
Water Supply: City/Municipal	Fixtures Leased: :	
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Mixed, Wall/Wall/Mixed	
Outdoor Area: Fenced Yard, Patio(s)		
Type of Roof: Asphalt		

Maint Fee Inc: **Garbage Pickup, Management**
 Legal: **STRATA LOT 1, PLAN NWS1359, DISTRICT LOT 346, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 383 & 385 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 11'5			x			x
Main	Dining Room	11' x 10'5			x			x
Main	Kitchen	14'11 x 11'2			x			x
Main	Foyer	7'8 x 6'4			x			x
Above	Master Bedroom	13'10 x 12'3			x			x
Above	Bedroom	11'4 x 8'8			x			x
Above	Bedroom	10'4 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 693	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 656	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,349 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,349 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage Sterling Realty** **Royal LePage Sterling Realty**

BRIGHT & QUIET END UNIT (Feels like a 1/2 duplex) This lovely 3 bedroom 2 bath home features functional layout with eat-in area in Kitchen, Dining Room, sunken Living Room with cozy gas fireplace, large sliding door opens to SOUTH facing fully fenced PRIVATE backyard with garden shed and a storage locker on the side. (Think BBQ? (gas hook up ready), or gardening/space for your Fido!) Window over staircase lets natural light shining through leads to 3 good size bedrooms upstairs including walk-in closet in Master Bedroom. Family oriented neighborhood and great location! Steps to all level of schools, recreation, shopping and transit. Exceptionally well maintained complex with newer window, recent exterior paint and fencing. Rarely available. Open House: Sat/Sun Jan 25/26, 2-4pm