



Presented by:
Eleanor Tan
 Royal LePage Westside
 Phone: 604-263-8800
<http://www.eleanortan.com>
eleanorsytan@gmail.com



Sold R2808882 Board: V Apartment/Condo		1901 1196 PIPELINE ROAD Coquitlam North Coquitlam V3B 7Z6		Residential Attached \$1,099,900 (LP) \$1,070,000 (SP)																																																																																											
		Sold Date: 9/2/2023 If new,GST/HST inc?: Meas. Type: Feet Bedrooms: 3 Frontage(feet): Bathrooms: 2 Frontage(metres): Full Baths: 2 Depth / Size (ft.): Half Baths: 0 Sq. Footage: 0.00 Flood Plain: No P.I.D.: 024-160-555 View: Yes : PANORAMIC - MT BAKER Complex / Subdiv: THE HUDSON First Nation Reserv... Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																													
Style of Home: Upper Unit Construction: Concrete Exterior: Mixed Foundation: Concrete Perimeter		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage; Underground, Visitor Parking Dist. to Public Transit: 0 BLK Dist. to School Bus: 1 BLK Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Vinyl/Linoleum																																																																																													
Renovations: Partly # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Metal, Tar & Gravel		Reno. Year: 2023 Rain Screen: Metered Water: R.I. Plumbing:																																																																																													
Legal: STRATA LOT 130, PLAN LMS3256, SECTION 11, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1																																																																																															
Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Wheelchair Access Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave																																																																																															
Finished Floor (Main): 1,712 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,712 sq. ft. Unfinished Floor: 0 Grand Total: 1,712 sq. ft.		Units in Development: 135 Exposure: Mgmt. Co's Name: ASCENT PROPERTY MANAGEMENT Maint Fee: \$731.80 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, RV Parking Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed Restricted Age: # or % of Rentals Allowed: 100% Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																																													
Suite: None Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1		Tot Units in Strata: 135 Locker: Yes Storeys in Building: 20 Mgmt. Co's #: 604-431-1800 Council/Park Apprv?: # of Pets: 2 Cats: Yes Dogs: Yes																																																																																													
# of Levels: 1 # of Rooms: 11		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>14'0 x 13'0</td> <td>Main</td> <td>Bedroom</td> <td>11'9 x 10'7</td> <td>1</td> <td>Main</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>16'6 x 8'0</td> <td>Main</td> <td>Laundry</td> <td>6'1 x 5'7</td> <td>2</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>9'8 x 9'0</td> <td>Main</td> <td>Foyer</td> <td>10'0 x 5'3</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>14'2 x 13'1</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>14'2 x 8'0</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Solarium</td> <td>16'9 x 9'0</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>15'2 x 12'4</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>13'0 x 11'6</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	14'0 x 13'0	Main	Bedroom	11'9 x 10'7	1	Main	3	No	Main	Dining Room	16'6 x 8'0	Main	Laundry	6'1 x 5'7	2	Main	4	Yes	Main	Kitchen	9'8 x 9'0	Main	Foyer	10'0 x 5'3	3				Main	Family Room	14'2 x 13'1			x	4				Main	Eating Area	14'2 x 8'0			x	5				Main	Solarium	16'9 x 9'0			x	6				Main	Primary Bedroom	15'2 x 12'4			x	7				Main	Bedroom	13'0 x 11'6			x	8			
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Listing Broker(s): Royal LePage West Real Estate Services Royal LePage Westside																																																																																															
EXCEPTIONALLY SPACIOUS and beautifully REMODELED 3 bedroom, 2 bathroom SUB-PENTHOUSE at the highly sought-after Hudson built by Bosa. This executive-style residence with 2 balconies features STUNNING PANORAMIC VIEWS of Lafarge Lake and the surrounding mountains with unparalleled privacy. Enjoy the added convenience of two side-by-side secured parking stalls on the main level, a large storage locker, a proactive strata and an AMAZING RECREATION CENTER. Prime central location close to transit, shopping, restaurants, library, community center and any other amenity you desire. A rare opportunity waiting for YOU! STILL AVAIL. OPEN HOUSE SUN SEP 3, 2-3PM																																																																																															