




Presented by:  
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**R2811749**      **309 3050 DAYANEE SPRINGS BOULEVARD**      Residential Attached  
Board: V      Coquitlam      **\$574,900 (LP)**   
Apartment/Condo      Westwood Plateau      (SP)   
V3E 0A2



Sold Date:      If new, GST/HST inc?:      Original Price: **\$574,900**  
Meas. Type: **Feet**      Bedrooms: **1**      Approx. Year Built: **2008**  
Frontage(feet):      Bathrooms: **1**      Age: **15**  
Frontage(metres):      Full Baths: **1**      Zoning: **STRATA**  
Depth / Size (ft.):      Half Baths: **0**      Gross Taxes: **\$1,516.38**  
Sq. Footage: **0.00**      P.I.D.: **028-423-828**      For Tax Year: **2023**  
Flood Plain:      View: **Yes : GREENBELT, GREENSPACE**      Tax Inc. Utilities?: **No**  
Complex / Subdiv: **The Lanterns & Bridges**      Tour:  
First Nation  
Services Concnctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**      Water Supply: **City/Municipal**

Style of Home: **Inside Unit**      Total Parking: **2**      Covered Parking: **2**      Parking Access: **Front**  
Construction: **Frame - Wood**      Parking: **Garage; Underground**  
Exterior: **Mixed, Stone**      Dist. to Public Transit: **NEAR**      Dist. to School Bus: **NEAR**  
Foundation: **Concrete Perimeter**      Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Renovations: **Partly**      Reno. Year:      Fixtures Leased:      :  
# of Fireplaces: **1**      R.I. Fireplaces:      Metered Water:      :  
Fireplace Fuel: **Electric**      R.I. Plumbing:      Floor Finish: **Laminate, Tile**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Legal: **STRATA LOT 159, PLAN BCS3132, SECTION 14, 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 V**

Amenities: **Bike Room, Club House, Elevator, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences:  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>718</b> Finished Floor (Above): <b>0</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>718 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>718 sq. ft.</b>	Units in Development: <b>75</b> Exposure: Mgmt. Co's Name: <b>Stratoco</b> Maint Fee: <b>\$290.71</b> Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>	Tot Units in Strata:      Locker: <b>Yes</b> Stores in Building: <b>4</b> Mgmt. Co's #: <b>604-294-4141</b> Council/Park Apprv?:
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Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age:      # of Pets:      Cats:      Dogs:  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'8 x 8'6			x	1	Main	4	No
Main	Dining Room	6'8 x 13'2			x	2			
Main	Living Room	14'2 x 11'9			x	3			
Main	Bedroom	16'11 x 9'7			x	4			
Main	Walk-In Closet	4'10 x 4'6			x	5			
Main	Laundry	3'1 x 4'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **Keller Williams Elite Realty**

**BRIDGES | DAYANEE SPRINGS by POLYGON! Highlights of an amazing opportunity.. DESIGN: Bright+open living in expansive 718ft, 1 bed/1 bath space. Chef's kitchen w/gas range, granite counters & S/S apps. Well appointed bedroom. Freshly painted & new vinyl plank throughout, updated lighting in living! SERENITY: Relax+enjoy morning coffee on private balcony overlooking quiet green space! Year round colour changing nature! RESORT AMENITIES: Compliment your lifestyle with exclusive access to the TIMBERS CLUB! Includes outdoor pool+hot tub, sauna, fitness centre, clubhouse, hockey room, dog grooming area, guest suite & more! NEIGHBOURHOOD: Steps to Sky Train, LaFarge Lake, Douglas College, Coquitlam Centre, restaurants! BONUS: 2 parking stalls, large storage locker, quick possession available!**

REA Full Public      The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.      09/05/2023 11:40 AM  
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**309-3050 DAYANEE SPRINGS BLVD | COQUITLAM**

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OWN  
YOUR  
MARKET

<b>Total Livable:</b>	<b>718</b>	<b>sq ft</b>
Main Floor	718	sq ft
<b>Total:</b>	<b>76</b>	<b>sq ft</b>
Balcony	76	sq ft

**309-3050 Dayanee Springs Boulevard  
Coquitlam, BC**

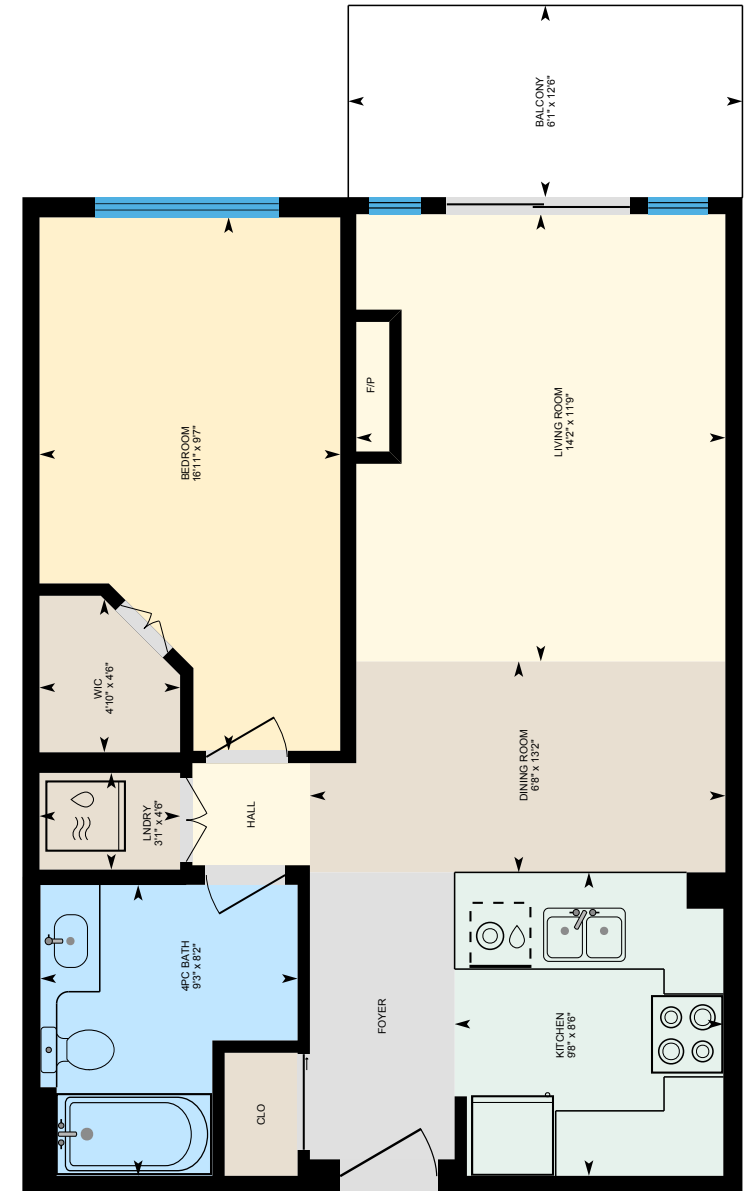
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**MRKT.**  
REAL ESTATE GROUP

**309-3050 DAYANEE SPRINGS BLVD | COQUITLAM**

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**KW**  
ELITE REALTY



Main Floor: 718 sq ft

Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

