

Active
R2751594
 Board: V, Attached
 Townhouse

2928 PANORAMA DRIVE

Coquitlam
 Westwood Plateau
 V3E 3B4

\$1,299,900 (LP)
 (SP)



DOM: **6** List Date: **2/8/2023** Expiry Date: **4/8/2023**
 Prev. Price: **\$0** Original Price: **\$1,299,900** Sold Date:
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **1997**
 Frontage (feet): Bedrooms: **4** Age: **26**
 Frontage (metres): Bathrooms: **4** Zoning: **RT2**
 Depth/Size: Full Baths: **3** Gross Taxes: **\$3,962.21**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **023-588-730** Tax Inc. Utilities?: **No**
 View: **Yes : Mount Baker** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Silver Oak**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural** Rain Screen:
 Fuel/Heating: **Natural Gas, Radiant** Metered Water:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing:
 Type of Roof: **Wood**

Total **3** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Carport; Single, Garage; Double**
 Dist. to Public Transit: **1 min** Dist. to School Bus: **1 min**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 70, PLAN LMS2058, SECTION 15, 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** Municipal Charges

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Gated Complex, Golf Course Dev., Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **954**
 Finished Floor (Above): **914**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **416**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,284 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,284 sq. ft.**

Units in Development: **148** Tot Units in Strata: Locker:
 Exposure: Storeys in Building: **3**
 Mgmt. Co's Name: **Rancho Property Management** Mgmt. Co's #:
 Maint Fee: **\$507.62** Council/Park Apprv:
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Restricted Age:
 # or % of Rentals Allowed: **100**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Suite:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **3** # of Rooms: **13**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Family Room	14'2 x 11'8	Above	Bedroom	12'4 x 9'11	1	Main	2	No
Main	Kitchen	10'10 x 8'9	Above	Bedroom	11'4 x 9'0	2	Above	5	Yes
Main	Eating Area	9'10 x 8'4	Above	Bedroom	12'5 x 8'8	3	Above	4	No
Main	Dining Room	9'4 x 6'6	Below	Recreation Room	13'1 x 12'11	4	Below	3	No
Main	Living Room	17'10 x 14'6	Below	Laundry	8'0 x 5'1	5			
Main	Office	8'9 x 8'1				6			
Above	Primary Bedroom	14'2 x 13'8				7			
Above	Walk-In Closet	7'8 x 6'7				8			

List Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**

List Broker 3: **russ@themacnabs.com**

List Desig Agt 1: **Russ Macnab PREC* - Phone: 604-763-8196**

List Broker 2:
 List Desig Agt 2: **3**

Appointments: **Touchbase**
 Call: **Touchbase**
 Phone: **604-763-8196**

Sell Broker 1:
 Sell Sales Rep 1: **2** **3:**

Owner: ****Privacy Protected** Paul Rockwood**
 Commission: **3% 1ST 100K & 1% ON THE BALANCE**

Occupancy: **Owner**

Realtor **PRIVACY ~ DO NOT SOLICIT. Please TOUCHBASE for showing request. Min 24 hours notice. Team addendum in docs must be included with all Remarks: offers. Strata docs available upon request. Meas by iShot. PET RESTRICTION (2 dogs, 2 cats or one of each. No vicious breeds). AC units can be installed with strata permission. OPEN HOUSE Sat & Sun FEB 18 & 19 2-4pm.**

Amazing 4 bed, 3.5 bath end unit in the highly desired Silver Oak complex in Westwood Plateau! This beautiful home has hardwood floors, crown moldings, California shutters, quartz countertops, & brand new stainless steel appliances. The kitchen features a dining area with sliding door to spacious covered deck. The master bedroom has vaulted ceiling, walk-in closet, large master bathroom & breathtaking views of the valley & Mount Baker. Downstairs has bathroom with rough in for shower or tub & large Rec room that could be used as 5th bedroom. Enjoy the convenience of parking in front on Panorama Drive and entering your own gated front yard or in the back with a double garage & 3rd covered parking space. Mount Baker Rec Center in the complex has private workout room, outdoor pool & hot tub!