



# Craig Johnston

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**Active**  
**R2825401**  
Board: V  
Townhouse

## 106 2998 ROBSON DRIVE

Coquitlam  
Westwood Plateau  
V3E 2X6

Residential Attached  
**\$1,349,000** (LP)   
(SP)



#106 2998 ROBSON DRIVE

Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,349,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>1994</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RT-2</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,936.03</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>018-279-970</b>	Tax Inc. Utilities?:
View: <b>No</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>FOX RUN</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt., End Unit**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2023**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Visitor Parking**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 5, PLAN LMS898, DISTRICT LOT 6953, 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 OR V, AS APPROPRIATE**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm**

Finished Floor (Main): **1,029**  
Finished Floor (Above): **1,134**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,038**  
Finished Floor (Total): **3,201 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **3,201 sq. ft.**

Units in Development: **52**  
Exposure: **Southeast**  
Mgmt. Co's Name: **First Service Residential**  
Mgmt. Co's #: **604-683-8900**  
Maint Fee: **\$515.36**  
Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **52** Locker:  
Storeys in Building: **3**  
Mgmt. Co's #: **604-683-8900**

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **17**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# 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	Foyer	7'6 x 10'11	Above	Laundry	8'7 x 8'0	1	Main	2	No
Main	Kitchen	11'6 x 10'5	Above	Bedroom	9'6 x 12'10	2	Above	5	Yes
Main	Family Room	12'10 x 11'8	Above	Bedroom	9'3 x 11'7	3	Above	4	No
Main	Dining Room	14'3 x 9'11	Below	Flex Room	12'0 x 15'10	4	Bsmt	3	No
Main	Living Room	13'3 x 16'4	Below	Storage	12'3 x 10'4	5			
Main	Den	9'1 x 11'8	Bsmt	Recreation Room	13'3 x 21'7	6			
Above	Primary Bedroom	13'8 x 17'2	Bsmt	Bedroom	8'7 x 11'7	7			
Above	Walk-In Closet	8'7 x 10'5	Bsmt	Patio	11'8 x 8'6	8			

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

**Top 5 reasons why this property will move quick: #1. LOCATION - Super central. Close to Town Center, Coquitlam Center Mall, and Elementary school across the street. Close to bus stops, skytrain, with tons of shopping and good eats within walking distance. #2. LAYOUT - Well thought out duplex style townhouse with 4 beds, 4 baths, & a fully finished basement. Feels like a detached home. #3. DEVELOPMENT - Well run strata with healthy contingency reserve fund. #4. FEATURES - Newly renovated kitchen, and bathrooms w/ white cabinets, quartz counters and S/S appliances. Large side by side garage. Great flow with laundry room upstairs. #5. PRICE - All this for under \$1.35M Unheard of, I know. Rentals Allowed. Pets allowed w/ restrictions. Open House Sat (21) & Sun (22) 12-2PM.**