



Presented by:
Jordan Macnab PREC*

Keller Williams Elite Realty
Phone: 604-551-5695
http://www.themacnabs.com
jordan@theMACNABS.com



Active
R2828719
Board: V
Townhouse

2 1355 CITADEL DRIVE

Port Coquitlam
Citadel PQ
V3C 5X6

Residential Attached
\$1,048,000 (LP)
(SP)



#2 1355 Citadel Dr

Sold Date:	Frontage (feet):	Original Price: \$1,048,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1989
Depth / Size (ft.):	Bedrooms: 4	Age: 34
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RTH3
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,272.00
Council Apprv?:	Half Baths: 1	For Tax Year: 2023
Exposure: East	Maint. Fee: \$369.41	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 013-192-728
Mgmt. Co's Name: Profile Properties		Tour:
Mgmt. Co's Phone: 604-464-7548		
View: Yes: Baker and River		
Complex / Subdiv: CITADEL MEWS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, Open		
Exterior: Vinyl			Locker:
Foundation: Concrete Perimeter	Reno. Year: 2018	Dist. to Public Transit: Close	Dist. to School Bus: Close
Rain Screen:	R.I. Plumbing:	Units in Development: 51	Total Units in Strata: 51
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: :	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Gardening, Management, Snow removal**
 Legal: **STRATA LOT 2, PLAN NWS2943, DISTRICT LOT 232, 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: **In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 3'8	Below	Recreation	18'4 x 11'4			x
Main	Dining Room	17'5 x 7'11	Below	Patio	22'8 x 10'4			x
Main	Kitchen	11'4 x 9'0	Main	Patio	10'11 x 3'8			x
Main	Family Room	10'2 x 10'0						x
Main	Living Room	12'10 x 11'8						x
Above	Primary	20'10 x 11'9						x
Above	Bedroom	11'0 x 9'5						x
Above	Bedroom	10'11 x 8'11						x
Below	Bedroom	12'1 x 8'7						x
Below	Walk-In Closet	8'7 x 5'5						x

Finished Floor (Main): 667	# of Rooms: 13	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 744	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 639	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 2,050 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Grand Total: 2,050 sq. ft.	Basement: Fully Finished			6				
				7				
				8				

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

Welcome to Citadel Mews. This stunning 4 bedroom + 3 bathroom is over 2000 sq/ft & spread out over 3 levels. One of the rare Duplex units with 2 car garage, a big driveway for 2 more cars & across from lots of visitor parking. Great views of Baker & the river from the primary bedroom. The balcony on the main level over looks the awesome updated lower patio with fence. Lots of other updates including; full kitchen renovation, powder room, new hot water tank, newer flooring, lighting & fresh paint. The complex is in great shape with a very well run strata & lower maintenance fee. The Citadel Heights location is close to the Mary Hill bypass & walking distance to Castle Park Elementary, Citadel Middle & Castle Park. Open House This Sat + Sun Nov 4/5 from 1:00-3:00pm. Do Not Miss This one.