



Presented by:
Jordan Macnab PREC*

Royal LePage Elite West
Phone: 604-551-5695
http://www.themacnabs.com
jordan@theMACNABS.com



Active
R2855150

Board: V
Townhouse

2947 ELBOW PLACE

Port Coquitlam
Riverwood
V3B 7Y4

Residential Attached

\$1,299,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,299,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1998
Depth / Size (ft.):	Bedrooms: 3	Age: 26
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RES
Flood Plain: Yes	Full Baths: 2	Gross Taxes: \$3,800.72
Council Apprv?: No	Half Baths: 1	For Tax Year: 2023
Exposure: East	Maint. Fee: \$417.85	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 024-238-597
Mgmt. Co's Name: PACIFIC QUORUM		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-635-0260		
View: Yes: MOUNTAINS, LAGOON		
Complex / Subdiv: PARKSIDE PLACE		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Inside Unit	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stucco			Locker: N
Foundation: Concrete Perimeter	Reno. Year: 2015	Dist. to Public Transit: 1/2 BLOCK	Dist. to School Bus: 1 BLOCK
Rain Screen:	R.I. Plumbing: No	Units in Development: 55	Total Units in Strata: 55
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Property Disc.: No	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 2	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: No	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Laminate, Tile, Carpet	
Type of Roof: Tile - Concrete			

Maint Fee Inc: **Garbage Pickup, Gardening, Snow removal**
 Legal: **STRATA LOT 53 SECTION 5 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT STRATA PLAN LMS2600 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'6 x 7'4	Above	Laundry	5'10 x 5'2			x
Main	Living Room	11'8 x 10'5	Above	Media Room	6'7 x 4'0			x
Main	Dining Room	11'10 x 11'5			x			x
Main	Kitchen	12'10 x 11'3			x			x
Main	Eating Area	10'8 x 9'10			x			x
Main	Family Room	13'2 x 10'9			x			x
Above	Primary	19'7 x 13'5			x			x
Above	Walk-In Closet	6'10 x 6'2			x			x
Above	Bedroom	11'7 x 11'6			x			x
Above	Bedroom	15'0 x 11'0			x			x

Finished Floor (Main): 920	# of Rooms: 12	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,149	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	5	Yes	Pool:
Finished Floor (Total): 2,069 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 197'7X18'6
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht: 7'9
Grand Total: 2,069 sq. ft.	Basement: Crawl			6				
				7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!!! RARE FIND. Located directly across from Blakeburn Lagoon and all the incredible birds, wildlife it offers. Great condition with some upgrades and fresh paint make it move in ready. Bonus- on a 5'9 crawl space. Main floor offers 9' ceilings, formal living room with view to park, spacious dining room perfect for large family dinners. Gourmets kitchen with loads of storage and upgraded quartz countertops, breakfast bar, glass display case, family room with cozy gas fireplace, eating area with slider door to fenced level yard, covered patio making bbq season all year. Upstairs 3 large bedrooms, primary with sitting area, gas fireplace, and spa like en-suite. Media area for the family computer, main bath doubles as cheater. Bonus driveway for 4 cars.