



Presented by:
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Active
R2865189

Board: V
Townhouse

12 1320 RILEY STREET

Coquitlam
Burke Mountain
V3E 0J4

Residential Attached

\$1,099,000 (LP)
(SP)



#12 1320 RILEY ST.

Sold Date:	Frontage (feet):	Original Price: \$1,099,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2013
Depth / Size (ft.):	Bedrooms: 4	Age: 11
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: RT-2
Flood Plain:	Full Baths: 3	Gross Taxes: \$3,410.58
Council Apprv?:	Half Baths: 1	For Tax Year: 2022
Exposure: South	Maint. Fee: \$381.94	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-985-397
Mgmt. Co's Name: Peninsula		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: Yes: From Upper Bedrooms		
Complex / Subdiv: RILEY		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey, Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Fibre Cement Board, Vinyl			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Close	Dist. to School Bus: Close
Rain Screen:	R.I. Plumbing:	Units in Development: 91	Total Units in Strata: 91
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Fenced Yard, Patio(s)		Floor Finish: Vinyl/Linoleum, Carpet	
Type of Roof: Asphalt			

Maint Fee Inc: **Gardening, Management, Snow removal**
 Legal: **STRATA LOT 12, PLAN EPS869, DISTRICT LOT 18, TOWNSHIP 40, 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: **In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'0 x 12'0			x			x
Main	Living Room	13'10 x 14'4			x			x
Main	Dining Room	13'0 x 9'4			x			x
Main	Den	4'5 x 5'3			x			x
Main	Kitchen	14'2 x 11'3			x			x
Main	Patio	24'0 x 21'2			x			x
Above	Primary	11'10 x 13'4			x			x
Above	Bedroom	9'4 x 11'11			x			x
Above	Bedroom	9'0 x 10'9			x			x
Below	Bedroom	9'8 x 8'1			x			x

Finished Floor (Main): 735	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 760	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 265	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,760 sq. ft.	# or % of Rentals Allowed:			4	Below	3	Yes	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,760 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Royal LePage Elite West**

Top 5 reasons why this Townhouse will move quick. #1. LOCATION - Situated in the middle of the complex & across the street from Riley Park this unit is super central & walking distance to Ibex Cafe. 8 mins drive to skytrain & Coquitlam Centre. #2. LAY-OUT - Spread out over 3.5 floors this 4 bed (4th bed in basement currently has no door or closet but it's own full bath) + 4 bath has an open concept main level with direct access to large wrap around patio & den/studio nook. #3. FEATURES - Designer paint, laminate flooring, elec fireplace, quartz counters, stainless appliances, updated lightning & large double wide 2 car garage. #4. COMPLEX - The Riley is well run with proactive strata. #5. PRICE - All this for under \$1.1 is unheard of in this area. Open House Sat/Sun April 5/6 2:00-4:00.