



Presented by:
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Active
R2888153

48 1055 RIVERWOOD GATE

Residential Attached

Board: V
Townhouse

Port Coquitlam
Riverwood
V3B 8C3

\$899,900 (LP)

(SP)



#48 1055 RIVERWOOD GATE

Sold Date:	Frontage (feet):	Original Price: \$899,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2003
Depth / Size (ft.):	Bedrooms: 2	Age: 21
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: RTH3
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,861.18
Council Apprv?:	Half Baths: 1	For Tax Year: 2023
Exposure: North	Maint. Fee: \$260.86	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-605-585
Mgmt. Co's Name: Century 21		Tour:
Mgmt. Co's Phone:		
View: Yes: Park		
Complex / Subdiv: MOUNTAIN VIEW ESTATES		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Grge/Double Tandem		Locker: N
Exterior: Mixed, Vinyl, Wood	Dist. to Public Transit: Close		Dist. to School Bus: Close
Foundation: Concrete Slab	Units in Development: 145		Total Units in Strata: 145
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: :		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 52, BLOCK 6N, PLAN LMS4654, SECTION 5, RANGE 1, 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, Playground, Workshop Attached**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'9 x 9'6			x			x
Main	Dining Room	14'7 x 9'3			x			x
Main	Kitchen	11'3 x 8'10			x			x
Main	Living Room	14'7 x 15'4			x			x
Above	Primary	12'1 x 12'7			x			x
Above	Bedroom	12'3 x 11'			x			x
Below	Workshop	14'7 x 9'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 606	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 604	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 110	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,320 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,320 sq. ft.				7				
				8				

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

Top 5 reasons why this Townhouse will move quick. #1. LOCATION - Close to tons of schools, trails, golf course & shopping. #2. COMPLEX - Mountain View Estate was built in 2004 & is in great shape with a healthy contingency & well managed strata. A very family friendly complex. #3. LAY-OUT - This 2 bed + 3 bath unit has great flow & amazing functionality. Kitchen & Dining flow out to the lil fenced yard which opens to the common park area. One of only units with gate to park. The garage is over 400 sq/ft & fits any size vehicle with tons of potential. #4. EXTRAS - Dual gas line for BBQ & firepit. Gas Fireplace, wide plank laminate upstairs, BBQ shelter, wired in ceiling speakers & park views. #5. PRICE - All this for under \$900K is an amazing deal. Open House Sat/Sun, June 1 & 2 ~ 2:00-4:00