



Craig Johnston

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Sold
R2882102

Board: V
Townhouse

13 1219 BURKE MOUNTAIN STREET

Coquitlam
Burke Mountain
V3B 3H6

Residential Attached

\$1,099,000 (LP)

\$1,065,000 (SP)



Sold Date: 6/3/2024	If new,GST/HST inc?:	Original Price: \$1,099,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 3	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: RTM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,914.49
Sq. Footage: 0.00	P.I.D.: 029-333-156	For Tax Year: 2023
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	
	Water Supply: City/Municipal	

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed, Stone**
 Foundation: **Concrete Perimeter**

Renovations: **Addition**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **3** Parking Access: **Rear**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 20, PLAN EPS1759, SECTION 7, 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: **Recreation Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Finished Floor (Main):	643
Finished Floor (Above):	643
Finished Floor (AbvMain2):	0
Finished Floor (Below):	283
Finished Floor (Basement):	0
Finished Floor (Total):	1,569 sq. ft.
Unfinished Floor:	0
Grand Total:	1,569 sq. ft.

Units in Development: **31** Tot Units in Strata: **31** Locker: **No**
 Exposure:
 Mgmt. Co's Name: **Profile Properties** Storeys in Building: **3**
 Maint Fee: **\$354.28** Mgmt. Co's #: **604-464-7548**
 Maint Fee Includes: **Gardening, Management, Sewer, Snow removal** Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **1** 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	Dining Room	9'11 x 10'7			x	1	Main	2	No
Main	Kitchen	13'7 x 11'4			x	2	Above	4	No
Main	Living Room	17'2 x 11'7			x	3	Above	3	Yes
Above	Primary Bedroom	13'10 x 11'6			x	4			
Above	Bedroom	8'6 x 8'5			x	5			
Above	Bedroom	8'2 x 8'10			x	6			
Below	Foyer	6'7 x 9'8			x	7			
Below	Bedroom	6'6 x 10'4			x	8			

Listing Broker(s): **FaithWilson Christies International Real**

Welcome to Reef - Nestled at the base of Burke Mountain in a highly coveted neighborhood, this 4-bedroom, over 1550 sqft townhome offers a perfect blend of serene family living and convenience to city amenities. The tranquil surroundings feature beautiful creeks and tree-lined views through every window, creating a peaceful retreat setting with high privacy. Recently enhanced with over \$40,000 in upgrades, the home boasts customized cabinetry, high-quality carpets, sophisticated lighting, and premium blinds, adding an extra touch of elegance and comfort. This property provides an idyllic setting for family life, with all the benefits of urban proximity. 2 car tandem parking with space for a third parking. Don't miss this opportunity at this well-loved home!