

Presented by:
Christopher E. Hughes, CCIM
 MAXXUS Int'l Real Estate Group Inc.,
 Phone: 604.833.7922 Cell: 604.833.7922
 Email: cehughes@realestateX.com
 Website: www.realestateX.com

Port Coquitlam, Citadel PQ Residential Attached
15 688 CITADEL DR, V3C 6M8 MLS# V976830 **Active**



List Price: \$598,688 Previous Price:

Subdiv/Complex: Citadel Pointe

Frontage: 1.00	Approx Yr Bilt: 2000	PID: 024-356-549
Depth/Size: 0	Age at List Date: 12	Type: Townhouse
Lot SqFt: 0	Bedrooms: 4	Zoning: M-FAM
Exposure: SW	Bathrooms: 4	Taxes: \$3,100 (2012)
Stories in Bldg: 3	Full Baths: 3	If New GST/HST Incl: No
Flood Plain:	Half Baths: 1	Tax Incl Utilities:
Meas. Type: Feet		Apprvl Reqd: No
Fixtures Lsd: - Home Security System on a month to month, Paid yearly \$300.		
View Removed: N		
View: Y - SW view of the Fraser River, Port Mann Bridge, Colony Farms		

Style of Home: 3 Storey	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tile - Concrete	Dist to Public Trans: 1/2 Bloc	Dist to School/Bus: 2 Blocks
Renovations:	Units in Development: 120	Total Units in Strata: 120
Flooring:	Locker: No	
Water Supply: City/Municipal	Possession: TBA	
Heat/Fuel: Forced Air	Title to Land: Freehold Strata	
No. of Fireplaces: 2	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0 / Treat as Clear Title	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Mngmt Co: Vancouver Condominium Services	Property Disclosure: Y - Provided Upon Acceptance of Offer	
Mngmt Ph: 604-684-6291	Bylaw Restrictions: Rentals Allowed, Pets Allowed	
Maint Fee: \$193.91		

Maint Charge Incl: Management, Gardening, Snow removal, Other, Garbage Pickup

Legal: PL LMS3766 LT 15 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House, Air Cond./Central

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Air Conditioning, Fireplace Insert, Garage Door Opener, Security System, Smoke Alarm, Sprinkler -

Site Influences: Central Location, Gated Complex, Private Setting, Private Yard, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	17'6 X 13'8	Bsmt	Games Room	12'1 X 14'1			
Above	Walk-In Closet	6' X 4'						
Above	Bedroom	11'6 X 14'						
Above	Bedroom	11'6 X 10'5						
Main F.	Kitchen	11'4 X 13'2						
Main F.	Eating Area	7'8 X 6'						
Main F.	Family Room	17'2 X 14'2						
Main F.	Dining	11' X 11'						
Main F.	Living Room	12'11 X 14'1						
Bsmt	Bedroom	8' X 7'						

Floor Area (SqFt):	Total # Rooms: 11	Bathrooms
Finished Floor Area Main: 950	Finished Levels: 3	1 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 910	Basement Area: Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 665		3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height: 9'	4 4 Piece; Ensuite: N; Level: Below
Total Finished Floor Area: 2,525	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes	6
Grand Total Floor Area: 2,525	# or % Rentals: 6	7
		8

Listing Broker(s): Maxxus Int'l Real Estate Group

Liberty Homes finest complex in PoCo. This spacious 3 level townhome is situated in the quiet & more desirable section of this gated Citadel Pointe community. Features 4 bedrm & 4 bathroom home includes crown mouldings, baseboards & soaring 9' + vaulted ceilings. Large master suite with 5pc ensuite, walkin closet, fully finished large basement with 1bdm/1full bath, private patio off the dining rm, great for BBQ's & summer relaxing in a quiet setting. Deck off the family rm includes Sunbrella awning & view of the Port Mann Bridge & Fraser River. Newer S/S kitchen appliances with central AC unit. Upgraded security system. Well managed with the lowest maintenance fees around. Walking distance to transit, school & parks. A must see today