



Presented by:

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**Active**  
**R2146558**

Board: V  
Townhouse

**22 2979 PANORAMA DRIVE**

Coquitlam  
Westwood Plateau  
V3E 2W8

Residential Attached

**\$838,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$838,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1997</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>20</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,210.00</b>
Approval Req?:	Half Baths: <b>1</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$332.15</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>018-615-279</b>
Mgmt. Co's Name: <b>BAYSIDE</b>		Tour:
Mgmt. Co's Phone: <b>604-432-7774</b>		
View: <b>Yes: MOUNT BAKER &amp; FRASER VALLEY</b>		
Complex / Subdiv: <b>DEERCREST ESTATES</b>		
Services Connected: <b>Natural Gas</b>		

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development: **158** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **158**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Gardening, Snow removal**  
 Legal: **PL LMS1222 LT 22 LD 36 SEC 15 TWP 39**

Amenities: **Club House, Exercise Centre, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Greenbelt, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Nook	10' x 9'			x			x
Main	Family Room	14' x 12'			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	13' x 9'			x			x
Above	Bedroom	12' x 10'			x			x
Bsmt	Recreation	22' x 11'			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>953</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>953</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>492</b>	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): <b>2,398 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total: <b>2,398 sq. ft.</b>	Basement: <b>Fully Finished</b>			6				
				7				
				8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

**FANTASTIC 180 degree views of Mt Baker, Fraser Valley & City with executive duplex style townhome in the prestigious "Deercrest" Estates on Westwood. Large private GREENBELT at backyard. This beautifully updated home offer 3 bedrooms, 3 bathrooms, finished basement, 2 gas FP, dbl car garage. Updates include: New Roof 2014, SS kitchen appliances, kitchen cabinet w/ granite countertop, hardwood floors on the family room. Amenities include: caretaker, pool, gym, games & party room & security gate. Close to shopping, skytrain, schools & 2 Golf course. Do not miss it!! Open house March 18&19 2:00-4:00 pm**