

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**115 3110 Dayanee Springs Boulevard, Ledgeview, Coquitlam, BC, V3E 0B4, Canada**

**MLS®# R2458648**



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<b>Property Value</b>	\$588,888
<b>Type</b>	Condo
<b>Parking</b>	1 car
<b>Year Built</b>	2009
<b>Taxes</b>	2215.31
<b>Living Area</b>	881 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full
<b>Maintenance Fee</b>	307.00

### Description

Welcome to the Ledgeview. Gorgeous ground level 2 Bedroom 2 bathroom unit includes a large outdoor private yard approximately 25'x 18'. This nearly 900SF unit has an outstanding open concept floor plan embracing kitchen/living with indoor/outdoor lifestyle great for entertaining. Unbeatable location minutes away to Town Center, close to trails, parks, schools & skytrain. Includes access to The Timbers Club (outdoor pool, hot tub, patio, party room, movie room, gym, ping pong & Dog Grooming room). Granite counters, backsplash, gas stove, stainless appliances, in-suite laundry. Parking and storage locker included, no rental restrictions, Contact for private viewing!!



