



Presented by:
Esther Wong
 Sutton Group-West Coast Realty
 Phone: 604-710-0364
 http://www.estherwong.ca
 esther@estherwong.ca



Sold
R2644348
 Board: V
 Apartment/Condo

3207 720 FARROW STREET
 Coquitlam
 Coquitlam West
 V3J 3S5

Residential Attached
\$1,458,900 (LP)
\$1,458,900 (SP) M



List Date: **1/17/2022** If new, GST/HST inc?:
 Days On Market: **34** Bedrooms: **2**
 Sold Date: **2/20/2022** Bathrooms: **2**
 Meas. Type: **Feet** Full Baths: **2**
 Frontage(feet): Half Baths: **0**
 Frontage(metres): Flood Plain:
 Depth / Size (ft.): P.I.D.: **800-151-307**
 Sq. Footage: **0.00**
 View: **Yes : City/ Burnaby Lake**
 Complex / Subdiv: **Smith & Farrow by Boffo**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Original Price: **\$1,458,900**
 Approx. Year Built: **2024**
 Age: **0**
 Zoning: **CD-15**
 Gross Taxes: **\$0.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding, Garage; Underground**
 Dist. to Public Transit: **4 Mins Walk** Dist. to School Bus: **Within 10 Mins**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Tile**

Legal: **PID: 031-156-487 LOT A DISTRICT LOT 9 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP86678**

Amenities: **Air Cond./Central, Bike Room, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Storage, Tennis Court(s), Concierge**
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Garage Door Opener, Microwave, Range Top, Refrigerator, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,105	Units in Development: 348	Tot Units in Strata: 482	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 46	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TBD	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$497.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 1,105 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,105 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'5 x 8'2			x	1	Main	4	Yes
Main	Living Room	13' x 12'1			x	2	Main	3	No
Main	Primary Bedroom	12'1 x 8'3			x	3			
Main	Bedroom	12'2 x 8'11			x	4			
Main	Flex Room	5'4 x 4'3			x	5			
Main	Patio	14'3 x 8'7			x	6			
Main	Walk-In Closet	7'6 x 4'			x	7			
Main	Laundry	5'1 x 4'3			x	8			

Listing Broker(s): **MLA Canada Realty**

Boffo is unwavering in their commitment to creating unprecedented living, and this signature 2/3 bed + flex floorplan is no exception. From the moment you step into the home you'll see superior features are a standard at Smith & Farrow. The thoughtful custom entry niche provides storage for keys, sunglasses and a charging station. Kitchens were designed with Chefs in mind, Fisher & Paykel appliance package, integrated fridge and dishwasher, 5 burner gas cook-top, locally-crafted custom cabinetry, brilliant storage and a large waterfall island. Wide-plank European flooring pulled throughout the home, 9ft ceilings, and custom wardrobe systems included. Stunning SW views, extensive amenities, minutes from skytrain, parks walking/hiking trails, shopping, restaurants, schools and much more.