

Presented by:
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Active
R3175794
Board: V
Townhouse

35 2450 LOBB AVENUE
Port Coquitlam
Mary Hill
V3C 6G8

Residential Attached
$849,900 (LP)
(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	**$849,900**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1993**
Frontage(feet):		Bathrooms:	**3**	Age:	**33**
Frontage(metres):		Full Baths:	**2**	Zoning:	**RTH3**
Depth / Size (ft.):		Half Baths:	**1**	Gross Taxes:	**$3,333.68**
Sq. Footage:	**0.00**			For Tax Year:	**2026**
Flood Plain:		P.I.D.:	**018-419-623**	Tax Inc. Utilities?:	**No**
View:	**No :**			Tour:	**Virtual Tour URL**

Complex / Subdiv: **SOUTHSIDE ESTATES**
First Nation
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 28, PLAN LMS885, DISTRICT LOT 174, GROUP 1, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, In Suite Laundry, Playground**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Vacuum - Built In**

Finished Floor (Main):	**576**	
Finished Floor (Above):	**593**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**350**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,519**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,519**	**sq. ft.**

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

Units in Development: **82** Tot Units in Strata: **82** Locker: **No**
Exposure: Storeys in Building:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co's #: **855-683-8900**
Maint Fee: **$504.97** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed, Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Foyer**	**6'4 x 3'8**
Main	**Living Room**	**11'3 x 13'6**
Main	**Dining Room**	**8'11 x 11'7**
Main	**Kitchen**	**6'10 x 13'9**
Above	**Primary Bedroom**	**11'1 x 12'0**
Above	**Bedroom**	**9'11 x 9'7**
Above	**Bedroom**	**9'11 x 9'7**
Below	**Recreation Room**	**20'3 x 16'6**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**No**
3	**Above**	**3**	**Yes**
4			
5			
6			
7			
8			

Listing Broker(s): **RE/MAX Heights Realty**

3 level, 3 bedroom townhome with BONUS REC ROOM & FENCED BACKYARD; in a truly family friendly Port Coquitlam community! The spacious kitchen offers an eating area & walk-out deck perfect for BBQs, while the cozy living room features a corner gas fireplace & generous dining space ideal for family gatherings. Upstairs includes 3 bright bedrooms with 2 baths and a convenient powder room on the main. The lower level adds a versatile REC ROOM/GYM, opening to a fully fenced southeast facing yard for kids & pets to play. Updated hot water tank (2024), stacker washer/dryer (2025), engineered laminate flooring throughout, garage plus assigned parking and is pet friendly; 2 dogs or 2 cats. Close to parks, trails, shopping & transit. A well kept home perfect for families!

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