



Presented by:
Craig Johnston PREC*

The Macnabs Team
Royal LePage Elite West
Phone: 604-202-6092

craig@soldbycraig.ca



Active
R3170645
Board: V
Townhouse

102E 3655 SHAUGHNESSY STREET

Port Coquitlam
Glenwood PQ
V3B 6C8

Residential Attached

\$849,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 3	Age: 44
Frontage(metres):	Full Baths: 2	Zoning: CD-3
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,255.47
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 002-035-880	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: SHAUGHNESSY PARK		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Tile - Concrete**

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 23, PLAN NWS1835, DISTRICT LOT 465, 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: **Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Pantry, Smoke Alarm**

Finished Floor (Main): **730**
Finished Floor (Above): **759**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,489 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,489 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **2**
of Rooms: **11**

Units in Development: **32**
Exposure: **West**
Mgmt. Co's Name: **Fort Park Property Management**
Maint Fee: **\$448.16**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **32** Locker: **No**
Storeys in Building: **2**
Mgmt. Co's #: **604-447-7275**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'1 x 4'6	Above	Walk-In Closet	3'3 x 6'11	1	Main	2	No
Main	Laundry	4'7 x 8'3	Above	Primary Bedroom	12'5 x 12'8	2	Above	5	No
Main	Living Room	19'3 x 17'9	Above	Walk-In Closet	6'7 x 6'11	3	Above	3	Yes
Main	Dining Room	15'10 x 7'3			x	4			
Main	Nook	5'0 x 7'3			x	5			
Main	Kitchen	8'2 x 9'5			x	6			
Above	Bedroom	8'2 x 10'2			x	7			
Above	Bedroom	9'1 x 13'9			x	8			

Listing Broker(s): **Royal LePage Elite West**

A MUST-SEE AT SHAUGHNESSY PARK! Beautifully updated 2-storey townhouse in the heart of Glenwood, with major upgrades inside & out! Renovated kitchen, appliances, flooring, gas fireplace, all 3 bathrooms, closet organizers, 3 barn doors, French doors, back patio & turf. Windows, doors, gutters & deck railings replaced in 2023. Deck & garage deck-to-wall interface redone June 2026. Enjoy a spacious 2-level layout, primary ensuite & in-suite laundry. Relax on your private patio or rooftop deck, plus a single garage & visitor parking. Established 32-home community with gardening & snow removal included. Close to shops, restaurants, schools, parks, Coquitlam River, transit & downtown PoCo. An exceptional blend of style, space & location! OPEN HOUSE Sat(3) & Sun(4), 2-4PM.