



Presented by:
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Active
R3165767

Board: V
Townhouse

11 915 FORT FRASER RISE

Port Coquitlam
Citadel PQ
V3C 6K3

Residential Attached

\$1,074,500 (LP)
(SP)



#11 915 FORT FRASER RISE

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,074,500
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 3	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: RTH2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,273.33
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 023-055-430	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: BRITTANY PLACE		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Heat Pump, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 11, PLAN LMS1931, DISTRICT LOT 168, 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, Gated Complex, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum - Built In**

Finished Floor (Main): **1,029**
Finished Floor (Above): **946**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **626**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,601 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,601 sq. ft.**

Suite: **None**
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **14**

Units in Development: **15** Tot Units in Strata: **15** Locker:
Exposure: **West** Storeys in Building: **3**
Mgmt. Co's Name: **QUAY PACIFIC** Mgmt. Co's #: **604-685-8830**
Maint Fee: **\$543.30** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

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	5'9 x 11'2	Above	Walk-In Closet	6'2 x 8'7	1	Main	2	No
Main	Living Room	15'5 x 13'10	Above	Bedroom	9'7 x 13'5	2	Above	4	No
Main	Dining Room	11'3 x 11'8	Above	Bedroom	9'8 x 10'5	3	Above	5	Yes
Main	Kitchen	11'3 x 13'8	Below	Recreation Room	26'11 x 16'7	4			
Main	Nook	6'1 x 7'1	Below	Bedroom	9'8 x 14'0	5			
Main	Patio	9'10 x 6'9	Below	Patio	14'5 x 13'5	6			
Main	Family Room	16'4 x 14'3			x	7			
Above	Primary Bedroom	15'5 x 13'11			x	8			

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

Rarely available END UNIT in Brittany Place, a gated Citadel Heights community! This exceptionally spacious home offers the feel and flexibility of a detached house with multiple living areas and room for the whole family. Enjoy a bright, functional layout with hardwood flooring, heat pump & A/C, natural gas fireplace, generous kitchen and family room, plus private outdoor spaces. The fully finished lower level features a huge rec room and additional bedroom—ideal for teens, guests, home office or gym. Double garage, visitor parking and a quiet, established setting close to schools, parks, trails, shopping and recreation. A fantastic opportunity to get into one of Port Coquitlam's most desirable neighbourhoods! Open House Saturday (19) 2-4PM.