



P R E C I D I A

WEST COQUITLAM

Elevate Your Living



REALTOR TOOLKIT



LEDINGHAM McALLISTER

Building BC since 1905

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Community Name:	Precidia
Civic Address:	699 Whiting Way, Coquitlam, BC
Developer:	Ledingham McAllister LM Precidia Homes Limited Partnership
Architect:	IBI Group
Building Mix:	29-storey concrete high-rise: 1 bed + den, 2 bed, and 3 bed homes
Est.Completion:	Move in Today!
Maintenance Fees:	Approximately 48 cents per square foot
Lawyers:	Terra Law Corporation "In Trust"
Deposit Structure:	Total Deposit: 5% via Bank Draft See sales manager for more details!
Realtor Commission:	Earn a flat rate commission of 2%*

**Commission calculated as a percentage of the purchase price less any extras or included items such as incentives, promotions, options, credit allowances, additional parking spaces and GST. All sales must complete for commissions to apply. 100% of the commission to be paid upon completion. See the Realtor-Client Registration Form for more details.
Bonus and commission are subject to change without notice.

Presentation Centre:	Unit 2701-699 Whiting Way, Coquitlam, BC V3J 0N7 604-422-0080
Contact:	Angela Lange - Sales Manager angela@precidiabyledmac.com 604-618-1454

When will Precidia be complete?

We are excited to announce that construction is complete and all remaining homes are **MOVE IN READY!**

What are the amenities at Precidia?

Precidia will have over 9,500 sq.ft. of thoughtfully chosen amenities for residents to enjoy, both indoor and out, including:

Lobby - fitness facility, bike repair station, dog wash station
6th floor indoor amenities – fireside lounge, kitchen facilities, dining/meeting room, guest suite
6th floor outdoor amenities – outdoor lounge and dining area, children's play area

What are the estimated strata fees?

Monthly strata fees are estimated to be 48 cents per square foot, which is about \$285-\$461, depending on the size of the home. The fees will be confirmed in the strata budget, included in our Disclosure Statement.

Will there be parking and storage included with each home?

Most homes at Precidia will be assigned the use of one parking stall while Penthouses and Sub-Penthouses will have two parking stalls. There will also be a very limited number of additional parking stalls available for purchase. All homes will be assigned one bicycle storage locker.

Can I charge my electric vehicle?

Precidia has 40 stalls for resident use equipped with a 208V outlet capable of supporting Level 2 charging equipment. Monthly charging fees are estimated to be \$20. The remaining 140 resident stalls are conduit-ready and designed for future EV outlets as determined by the Strata. You will need to apply to the property company to be allocated an EV stall.

How many homes are there at Precidia?

There are 178 market homes at Precidia available for purchase and located on floors 7-29. There will also be 75 rental homes on the first six floors; 9 of these homes will be non-market rentals. Ledingham McAllister will oversee the management of the rental homes.

Are pets allowed?

Yes, your furry family members will be right at home at Precidia! Precidia will allow, two dogs, two cats, or one dog and one cat, with restrictions on aggressive dogs as established by the Canadian Kennel Club. See the Disclosure Statement for more information.

Does Precidia have any rental restrictions?

Yes. Should owners wish to rent their homes, they must do so for a period of at least 30 consecutive days. No short-term rentals allowed.

Where is the nearest SkyTrain? Is there a transit subsidy?

Burquitlam Station is an 7-minute walk from Precidia and gives easy access to the Millennium Line, the Expo Line, and the bus network. Each strata lot will be entitled to a transit subsidy equal to a maximum of \$46.11 per month for 24 months.

What will the deposit structure be?

The total deposit is 5% of the purchase price.

See sales manager for more details!

Does Precidia have a financing program in place?

We are happy to connect you to representatives of a number of banks offering financing options for our purchasers.

Is Ledingham McAllister a reputable developer?

For more than a century it has been our commitment to exacting standards of design, engineering, and construction that ensures homes of enduring quality and value. More than 18,000 homes later we can proudly state our past was built on it and our future depends on it.