

R2478301
House/Single Family

1907 MORGAN AVENUE
Port Coquitlam
Lower Mary Hill
V3C 1K1

Residential Detached
\$899,900 (LP)



Depth/Size (ft.): **0.00** Frontage (ft.):
 Lot Area (sq.ft.): **5,270.00** Approx. Yr Built: **1987**
 Flood Plain: Bedrooms: **4** Age: **33**
 Rear Yard Exp: Bathrooms: **3** Zoning: **SFD**
 Full Baths: **3** Gross Taxes: **\$3,761.40**
 Half Baths: **0** For Tax Year: **2019**
 P.I.D.: **004-579-216**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Fenced Yard,Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Tile**

Legal: **LOT 7, BLOCK 13&14, PLAN NWP2045, DISTRICT LOT 255, NEW WESTMINSTER LAND DISTRIC**
 Amenities:
 Site Influences:
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW,Drapes/Window Coverings,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 13'10			x			x
Main	Dining Room	13'10 x 10'8			x			x
Main	Kitchen	13'6 x 10'4			x			x
Main	Master Bedroom	13'4 x 12'			x			x
Main	Bedroom	10' x 9'9			x			x
Main	Bedroom	10' x 9'			x			x
Below	Living Room	12' x 10'			x			x
Below	Kitchen	8' x 8'			x			x
Below	Bedroom	11' x 10'			x			
Below	Laundry	13'6 x 8'			x			

Finished Floor (Main):	1,330	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No
Finished Floor (Basement):	940	Suite:	Unauthorized Suite	3	Bsmt	4	No
Finished Floor (Total):	2,270 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	2,270 sq. ft.	Basement:	Full	6			
				7			
				8			

Listing Broker(s): **RE/MAX All Points Realty**

Spacious home on a quiet street with a brand new fully fenced large backyard with a 324 sq.ft.deck! Great location adjacent to popular Thompson Park! This home features beautiful maple hardwood floors throughout the main floor. The kitchen features oak cabinets, granite counter tops, and stainless steel appliances. The master has a walkin-closet and a 4 pc.ensuite bathroom. The main bath has been updated. Downstairs features an in-law suite with shared laundry facilities. Newer furnace and BONUS Central Air Conditioning! Roof is approximately 10 years old. Hurry! This one is priced to sell!