

**R2483621**  
House/Single Family

**914 FRESNO PLACE**  
Coquitlam  
Harbour Place  
V3J 6G6

Residential Detached  
**\$1,299,000 (LP)**



Depth/Size (ft.): **0.00** Frontage (ft.):  
 Lot Area (sq.ft.): **9,788.00** Approx. Yr Built: **1967**  
 Flood Plain: Bedrooms: **4** Age: **53**  
 Rear Yard Exp: Bathrooms: **3** Zoning: **RES**  
 Full Baths: **2** Gross Taxes: **\$4,655.76**  
 Half Baths: **1** For Tax Year: **2020**  
 P.I.D.: **006-534-945**  
 View: **No**  
 Complex / Subdiv: **HARHOUR CHINES**  
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>3</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carpport; Multiple</b>
Exterior: <b>Brick,Vinyl</b>	Dist. to Transit: Dist to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen:	Property Disc.: <b>Yes</b>
Renovations:	PAD Rental:
# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b>
Water Supply: <b>City/Municipal</b>	Floor Finish: <b>Hardwood,Wall/Wall/Mixed</b>
Fuel/Heating: <b>Forced Air,Natural Gas</b>	
Outdoor Area: <b>Patio(s),Sundeck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 150, PLAN NWP30426, DISTRICT LOT 370, GROUP 1, NEW WESTMINSTER LAND DISTRICT**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Greenbelt,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 13'	Bsmt	Utility	21'4 x 8'6			x
Main	Dining Room	10'3 x 11'	Bsmt	Other	11' x 9'6			x
Main	Kitchen	10'7 x 9'9			x			x
Main	Eating Area	10'7 x 7'8			x			x
Main	Pantry	8'3 x 5'3			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	10'6 x 11'			x			x
Main	Bedroom	13' x 9'7			x			x
Main	Bedroom	11' x 11'			x			x
Bsmt	Recreation Room	21'4 x 12'			x			

Finished Floor (Main): <b>854</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): <b>848</b>	# of Kitchens: <b>1</b>	1	Main	2	No
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	4	Yes
Finished Floor (Basement): <b>258</b>	Suite: <b>None</b>	3	Above	4	No
Finished Floor (Total): <b>1,960 sq. ft.</b>	Crawl/Bsmt. Height:	4			
Unfinished Floor: <b>590</b>	Beds in Bsmt.: <b>0</b> Beds not in Bsmt.: <b>4</b>	5			
Grand Total: <b>2,550 sq. ft.</b>	Basement: <b>Full,Partly Finished,Separate Entry</b>	6			
		7			
		8			

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

**A chance to own a solid Family Home in desirable Harbour Chines area. This home offers 4 spacious bedrooms up, a full bath + the Master with a full ensuite. The living room has solid hardwood floors, a fireplace + sliding doors to the large sundeck-open them up to create a cool, crossbreeze throughout. The formal dining room will fit a full table, chairs + hutch easily. A good size kitchen & eating area with door leading to the deck. There is a small pantry off the kitchen + a powder room. The basement has a separate entry, good ceiling height with a huge Rec room, a utility room that has the washer/dryer + sink & a furnace room. A NEW high efficiency furnace has been installed. Back yard backs onto ravine & is very private. Parks, shopping & restaurants close by!**