R2517200
House/Single Family

3169 MARINER WAY
Coquitlam
Ranch Park
V3C 4H5

Residential Detached
$1,095,900 (LP)

Depth/Size (ft.):
Lot Area (sq.ft.): **7,192.00**
Flood Plain:
Rear Yard Exp: **East**

Frontage (ft.):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**

Approx. Yr Built: **1974**
Age: **46**
Zoning: **SF**
Gross Taxes: **$3,531.71**
For Tax Year: **2020**
P.I.D.: **006-179-398**

View: **Yes: NORTH MOUNTAINS & PITT POLDER**
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home:	**Split Entry**
Construction:	**Frame - Wood**
Exterior:	**Mixed**
Foundation:	**Concrete Perimeter**
Rain Screen:	
Renovations:	**Partly**
# of Fireplaces:	**2**
Fireplace Fuel:	**Natural Gas**
Water Supply:	**City/Municipal**
Fuel/Heating:	**Forced Air,Natural Gas**
Outdoor Area:	**Balcony(s),Fenced Yard**
Type of Roof:	**Asphalt**

Total Parking:	**6** Covered Parking: **2** Parking Access: **Lane,Rear**
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:	**Laminate,Mixed**

Legal:	**LOT 399, PLAN NWP47346, DISTRICT LOT 372, NEW WESTMINSTER LAND DISTRICT**
Amenities:	**In Suite Laundry,Storage**
Site Influences:	**Central Location,Lane Access,Recreation Nearby,Shopping Nearby**
Features:	**ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions
Main	**Living Room**	**18'5 x 13'5**
Main	**Dining Room**	**12'6 x 9'6**
Main	**Kitchen**	**12'6 x 8'1**
Main	**Eating Area**	**12'6 x 6'8**
Main	**Attic**	**12'6 x 10'10**
Main	**Bedroom**	**11' x 9'11**
Main	**Bedroom**	**10'4 x 10'**
Bsmt	**Family Room**	**15'3 x 12'7**
Bsmt	**Recreation Room**	**12'8 x 9'8**
Bsmt	**Laundry**	**12'1 x 11'9**

Floor	Type	Dimensions
Bsmt	**Office**	**15'10 x 10'6**
Main	**Master Bedroom**	**12'6 x 10'10**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,303**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**692**
Finished Floor (Total):	**1,995 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,995 sq. ft.**

# of Rooms:	**12**
# of Kitchens:	**1**
# of Levels:	**2**
Suite:	
Crawl/Bsmt. Height:	
Beds in Bsmt.:	**0** Beds not in Bsmt.: **3**
Basement:	**Fully Finished,Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Main**	**3**	**Yes**
3	**Bsmt**	**2**	**No**
4			
5			
6			
7			
8			

Listing Broker(s): **Royal LePage - Brookside Realty**

High on the hill you will enjoy the spectacular east and north views of Coquitlam and up to Pitt Lake and beyond. You will also be pleasantly surprised by the window modifications that have been done to keep this home ultra quiet. Recent updates include newer furnace, hw tank, dishwasher and more. Up is 3 large beds along with a spacious kitchen and huge patio perfect for family gatherings. The bsmt is currently a great rec space but also could easily be other uses. The garage fits 2 cars but also comes with a bonus space that could be perfect for the office and or attached shop. Plenty of parking as well as a large fenced yard makes this a perfect home for you and the family to enjoy for decades to come. Skytrain, Schools W.0 Express & shopping are all a nearby walk. Immediate occupancy

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.