

**R2519469**  
House/Single Family

**663 COLINET STREET**  
Coquitlam  
Central Coquitlam  
V3J 4X3

Residential Detached  
**\$1,399,000 (LP)**



Depth/Size (ft.): **114.63** Frontage (ft.): **66.03** Approx. Yr Built: **1962**  
 Lot Area (sq.ft.): **7,590.00** Bedrooms: **4** Age: **58**  
 Flood Plain: **No** Bathrooms: **2** Zoning: **RS-1**  
 Rear Yard Exp: **East** Full Baths: **1** Gross Taxes: **\$4,750.35**  
 Half Baths: **1** For Tax Year: **2020**  
 P.I.D.: **009-343-881**

View:  
Complex / Subdiv:  
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front,Rear**  
 Parking: **DetachedGrge/Carport,Garage; Single**  
 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,Vinyl/Linoleum,Wall/Wall/Mixed**

Legal: **LOT 25, PLAN NWP24542, DISTRICT LOT 365, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 17'11	Bsmt	Bedroom	10'6 x 13'3			x
Main	Dining Room	10'4 x 8'9	Bsmt	Utility	11' x 11'5			x
Main	Kitchen	9'3 x 8'6	Main	Foyer	6'5 x 3'6			x
Main	Eating Area	5'11 x 8'6			x			x
Main	Solarium	19'11 x 9'9			x			x
Main	Master Bedroom	12'2 x 12'7			x			x
Main	Bedroom	8'10 x 12'7			x			x
Main	Bedroom	8'5 x 12'4			x			x
Bsmt	Recreation Room	13' x 26'10			x			
Bsmt	Den	19'7 x 9'6			x			

Finished Floor (Main):	<b>1,363</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>4</b>	<b>No</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	Bsmt	<b>2</b>	<b>No</b>
Finished Floor (Basement):	<b>1,094</b>	Suite:	<b>None</b>	3			
Finished Floor (Total):	<b>2,457 sq. ft.</b>	Crawl/Bsmt. Height:		4			
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>1</b> Beds not in Bsmt.: <b>3</b>	5			
Grand Total:	<b>2,457 sq. ft.</b>	Basement:	<b>Full,Partly Finished</b>	6			
				7			
				8			

Listing Broker(s): **Hanna Realty Ltd.**

**Very nicely kept 4 bedroom home in Central Coquitlam. Present owner has lived here for almost 50 years and has kept this home very nice. Bright and beautiful solarium is perfect to get in all the sunlight one needs. Sits on a flat lot with back lane access. Plenty of room in the yard for the kids and plenty of room in the detached garage for your cars and storage.**