

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):	42.60	Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	6,160.00	Full Baths:	3	Zoning:	RS-4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,928.72
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	017-751-004

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 4, PLAN LMP4162, DISTRICT LOT 65, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Microwave,Oven - Built In,Pantry,Smoke Alarm,Storage Shed
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 4'3	Main	Kitchen	14'11 x 9'3	Below	Bedroom	12'8 x 12'3
Main	Bedroom	8'11 x 10'11	Main	Family Room	14'11 x 18'9	Below	Den	17'8 x 9'7
Main	Bedroom	8'11 x 10'1	Below	Dining Room	15'0 x 6'7			
Main	Primary Bedroom	13'0 x 11'11	Below	Kitchen	15'0 x 7'10			
Main	Walk-In Closet	5'7 x 8'6	Below	Living Room	16'3 x 14'6			
Main	Dining Room	16'10 x 11'4	Below	Bedroom	11'3 x 13'9			
Main	Living Room	16'10 x 8'8	Below	Bedroom	8'8 x 9'7			

Finished Floor (Main):	1,638 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,655 sqft	# Of Levels:	2	Below	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	4	Yes
Finished Floor (Total):	3,293 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	3,293 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Come check out this Spectacular home located in Coquitlam! This 6 bedroom + Den with 4 bathrooms is a perfect family home. Upstairs we have 3 bedrooms and 2 beautifully re-done bathrooms, with a generous amount of living space, including the large den that is below the main level. Upstairs there are two fireplaces along with a covered back patio. Downstairs in the spacious basement suite there are 3 bedrooms and 2 bathrooms. The basement suite has its own separate entrance that leads out directly to the huge fenced yard. The whole house has air-conditioning and has been kept up to date with upgrades! This is an ideal investment for a big family or someone with interest in rental income! Open house: Saturday May 18th 1-3pm