

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

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

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

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 April 27th from 2-4pm!