1953 EUREKA AVENUE PORT COQUITLAM

Citadel PQ, V3C 5P6

Residential Detached \$1,449,000 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Buil	lt: 1988	3
Frontage (ft):		Bathrooms:	3	Age:	36	
ot Area: (sq.ft.)	6,787.00	Full Baths:	2	Zoning:	SFD	
lood Plain:		Half Baths:	1	Gross Taxes:	\$4,9	96.00
ear Yard Exp:	West			For Tax Year:	2023	
/iew:				P.I.D.:		402-988
tyle of Home:	2 Storey		Parking:	Total: 2 - Covered:	: 6	
onstruction:	Frame - Wood		Covered Parking:	6		
xterior:	Mixed		Parking Access:			
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:			
enovations:	Partly		Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas	5	Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Forced Air,Natural G	as	Property Disc:	Yes		
utdoor Area:	Balcony(s),Fenced Y	/ard,Sundeck(s)	PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed		Fixtures Rmvd:	No		
Igmt. Company: complex / Subdiv: ervices Connected:	Electricity,Natural Ga PL NWP74427 LT 9	as,Sanitary Sewer,Storm Sewer,Wa DL 232 LD 36	iter			
Igmt. Company: complex / Subdiv: eervices Connected: egal: .menities: .iite Influences: eatures:	PL NWP74427 LT 9	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N				
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	PL NWP74427 LT 9 Central Location,Cu	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW				
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW		Туре	Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft	earby,Shopping Nearby	Type Bedroom	Dimen 14'11 >	
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/s Royal LePage - Wols	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions	earby,Shopping Nearby			(10'1
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11	earby,Shopping Nearby Floor Above	Bedroom	14'11>	< 10'1 11'6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0	earby,Shopping Nearby Floor Above Above	Bedroom Bedroom	14'11 > 10'1 x	< 10'1 11'6 11'6
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7	earby,Shopping Nearby Floor Above Above Above	Bedroom Bedroom Primary Bedroom	14'11 > 10'1 x 16'2 x	< 10'1 11'6 11'6 7'8
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room Family Room	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3	earby,Shopping Nearby Floor Above Above Above Above	Bedroom Bedroom Primary Bedroom Office	14'11 > 10'1 x 16'2 x 11'4 x	< 10'1 11'6 11'6 7'8
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room Family Room Kitchen	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4	earby,Shopping Nearby Floor Above Above Above Above	Bedroom Bedroom Primary Bedroom Office	14'11 > 10'1 x 16'2 x 11'4 x	< 10'1 11'6 11'6 7'8
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room Family Room Kitchen Eating Area Laundry	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7	earby,Shopping Nearby Floor Above Above Above Above Above Above	Bedroom Bedroom Primary Bedroom Office Recreation Room	14'11 > 10'1 x 16'2 x 11'4 x 10'10 >	< 10'1 11'6 11'6 7'8 < 20'3
gmt. Company: pomplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: //aw Restric: sting Broker(s): por ain ain ain ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room Family Room Kitchen Eating Area Laundry 2,237 sqft	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7 6'8 x 8'0 # Of Rooms:	earby,Shopping Nearby Floor Above Above Above Above Above Above	Bedroom Bedroom Primary Bedroom Office Recreation Room	14'11 > 10'1 x 16'2 x 11'4 x	< 10'1 11'6 11'6 7'8 < 20'3 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room Family Room Kitchen Eating Area Laundry 2,237 sqft 0 sqft	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7 6'8 x 8'0 # Of Rooms: # Of Kitchens:	earby,Shopping Nearby Floor Above Above Above Above Above Above 12 1	Bedroom Bedroom Primary Bedroom Office Recreation Room Bathroom Floor Above	14'11 > 10'1 x 16'2 x 11'4 x 10'10 > # of Pieces 4	< 10'1 11'6 7'8 < 20'3 Ensuite? No
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Type Foyer Living Room Dining Room Family Room Kitchen Eating Area Laundry 2,237 sqft 0 sqft 0 sqft	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7 6'8 x 8'0 # Of Rooms: # Of Kitchens: # Of Levels:	earby,Shopping Nearby Floor Above Above Above Above Above 12 1 2	Bedroom Bedroom Primary Bedroom Office Recreation Room Bathroom Floor Above Above	14'11) 10'1 x 16'2 x 11'4 x 10'10) # of Pieces 4 3	 (10'1) (11'6) (20'3) Ensuite? No Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Foyer Living Room Family Room Kitchen Eating Area Laundry 2,237 sqft 0 sqft 0 sqft 0 sqft	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7 6'8 x 8'0 # Of Rooms: # Of Rooms: # Of Levels: Suite:	earby,Shopping Nearby Floor Above Above Above Above Above Above 12 1	Bedroom Bedroom Primary Bedroom Office Recreation Room Bathroom Floor Above	14'11 > 10'1 x 16'2 x 11'4 x 10'10 > # of Pieces 4	< 10'1 11'6 7'8 < 20'3 Ensuite? No
Igmt. Company: complex / Subdiv: complex / Subdiv: equives Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: cisting Broker(s): loor lain lain lain lain lain lain lain lain	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Foyer Living Room Dining Room Family Room Kitchen Eating Area Laundry 2,237 sqft 0 sqft 0 sqft 0 sqft 2,237 sqft	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7 6'8 x 8'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	earby,Shopping Nearby Floor Above Above Above Above Above 12 1 2 None	Bedroom Bedroom Primary Bedroom Office Recreation Room Bathroom Floor Above Above	14'11) 10'1 x 16'2 x 11'4 x 10'10) # of Pieces 4 3	 (10'1) (11'6) (20'3) Ensuite? No Yes
View: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	PL NWP74427 LT 9 Central Location,Cu ClthWsh/Dryr/Frdg/S Royal LePage - Wols Foyer Living Room Family Room Kitchen Eating Area Laundry 2,237 sqft 0 sqft 0 sqft 0 sqft	DL 232 LD 36 I-de-Sac,Private Yard,Recreation N Stve/DW stencroft Dimensions 6'10 x 5'11 16'7 x 15'0 13'6 x 9'7 14'5 x 16'3 12'0 x 10'4 11'4 x 6'7 6'8 x 8'0 # Of Rooms: # Of Rooms: # Of Levels: Suite:	earby,Shopping Nearby Floor Above Above Above Above Above 12 1 2	Bedroom Bedroom Primary Bedroom Office Recreation Room Bathroom Floor Above Above	14'11) 10'1 x 16'2 x 11'4 x 10'10) # of Pieces 4 3	 (10'1) (11'6) (20'3) Ensuite? No Yes

This is the one! The perfect 2 storey family home located in Harbour View Estates. This home has everything you'll need to keep the kids happy this summer including a huge backyard, 200 square foot loft that's perfect for a kids play area while located in a quiet cul-de-sac. This home is not just perfect for the kids of course. Parents will love the open and bright kitchen area overlooking the yard, double garage, huge crawl space plus outside shed for storage and large sun deck with a new hot tub, ideal for relaxing or entertaining! Some upgrades include windows, flooring, paint throughout, bathrooms and Pex plumbing. High efficiency furnace with heat pump to keep warm in winter and cool in summer. Located minutes from schools, shopping, restaurants, trails & major routes for commuting.

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