

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	3	Age:	29
Lot Area: (sq.ft.)	5,169.39	Full Baths:	2	Zoning:	RS2
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,474.14
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	018-929-354

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s),Sundeck(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv: RIVERWOOD

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 23, PLAN LMP18417, SECTION 6, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Swirlpool/Hot Tub

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Hot Tub Spa/Swirlpool,Microwave,Storage Shed,Vacuum - Built In,Vacuum - Roughed In

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'5 x 5'3	Above	Walk-In Closet	7'2 x 6'1
Main	Living Room	13'5 x 18'8	Above	Bedroom	10'1 x 11'10
Main	Dining Room	10' x 12'11	Above	Bedroom	10'1 x 16'1
Main	Kitchen	9'9 x 7'5	Above	Bedroom	10'8 x 11'1
Main	Family Room	22'10 x 12'11			
Main	Laundry	6'2 x 9'11			
Above	Primary Bedroom	17'1 x 16'4			

Finished Floor (Main):	1,141 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,182 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	Yes
Finished Floor (Total):	2,323 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	2,323 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Nestled in a tranquil cul-de-sac in arguably Port Coquitlam's finest neighborhoods, this fully renovated home is a true hidden gem. Boasting an open-concept floorplan with soaring ceilings, the spacious living & dining areas seamlessly flow into a modern kitchen with ample counter space, opening to a cozy family room & a beautifully landscaped backyard - a haven for entertainers. Recent upgrades include stylish custom cabinets throughout, a primary closet renovation, updated light fixtures, remodelled staircase, fireplaces, & mantels. Outside, the backyard has been transformed with new fencing, artificial grass, a custom deck adorned with tasteful ambient lighting & a hot tub. Other updates include a new furnace, AC, hot water tank, & L2 EV charging. Central location with mins from Fremont