## 3136 NEWBERRY STREET PORT COQUITLAM

Birchland Manor, V3B 3J7

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

iouse/Single Family					
Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1964
Frontage (ft):	60.00	Bathrooms:	2	Age:	60
ot Area: (sq.ft.)	8,280.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,515.50
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-215-859
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Style of Home:	2 Storey		Parking:	Total: 5 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Fibre Cement Board		Parking Access:	Front,Lane	
Foundation:			Parking:	Carport; Single,Garage;	Double, RV Parking Avail.
Rain Screen:			Locker:		
Renovations:	Partly		Units in Dev:		
t of Fireplaces:	2 - Fuel: Natural Gas		Distance to:		
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Forced Air,Natural Gas		Property Disc:	Yes	
Outdoor Area:	Balcny(s) Patio(s) Dck	s(s),Fenced Yard	PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Laminate,Wall/Wall/Mi	ixed,Carpet	Fixtures Rmvd:	No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	LOT 14, PLAN NWP2	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4	), NEW WESTMINSTER LAND D	DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace	Yard,Recreation Nearby,Shoppin		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty	Yard,Recreation Nearby,Shoppin Insert	g Nearby	Dimensions 16'1 x 12'8
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re <b>Type</b> Living Room	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2	Yard,Recreation Nearby,Shoppin Insert Floor Below	g Nearby <b>Type</b> Family Room	16'1 x 12'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re <b>Type</b> Living Room Dining Room	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty <b>Dimensions</b> 20'1 x 13'2 6'3 x 9'2	Yard,Recreation Nearby,Shoppin Insert Floor Below Below	g Nearby <b>Type</b> Family Room Recreation Room	16'1 x 12'8 14'9 x 12'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2 6'3 x 9'2 11'8 x 11'3	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below	g Nearby <b>Type</b> Family Room Recreation Room Laundry	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2 6'3 x 9'2 11'8 x 11'3 11'7 x 13'2	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below	g Nearby <b>Type</b> Family Room Recreation Room Laundry	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Selow	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom	S,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 × 13'2 6'3 × 9'2 11'8 × 11'3 11'7 × 13'2 10'5 × 8'9 8'4 × 13'2 10'1 × 8'7	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below	g Nearby <b>Type</b> Family Room Recreation Room Laundry Foyer	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3 6'9 x 11'1
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Selow Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gass LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Bedroom	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2 6'3 x 9'2 11'8 x 11'3 11'7 x 13'2 10'5 x 8'9 8'4 x 13'2 10'1 x 8'7 # Of Rooms: # Of Kitchens: # Of Levels:	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below 11 1 2	g Nearby   Type   Family Room   Recreation Room   Laundry   Foyer   Bathroom Floor # of   Main 4	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3 6'9 x 11'1 Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Selow Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2 6'3 x 9'2 11'8 x 11'3 11'7 x 13'2 10'5 x 8'9 8'4 x 13'2 10'1 x 8'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below Below 11	g Nearby   Type   Family Room   Recreation Room   Laundry   Foyer   Bathroom Floor # of   Main 4	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3 6'9 x 11'1 Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Selow Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bemt): Finished Floor (Total):	Electricity,Natural Gas LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom 1,143 sqft 0 sqft 853 sqft 0 sqft 1,996 sqft	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2 6'3 x 9'2 11'8 x 11'3 11'7 x 13'2 10'5 x 8'9 8'4 x 13'2 10'1 x 8'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below 11 1 2 None	g Nearby   Type   Family Room   Recreation Room   Laundry   Foyer   Bathroom Floor # of   Main 4	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3 6'9 x 11'1 Pieces Ensuite? No
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Below Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	Electricity,Natural Gass LOT 14, PLAN NWP2 Garden,In Suite Laund Central Location,Marin Air Conditioning,ClthW RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Bedroom 1,143 sqft 0 sqft 853 sqft 0 sqft 1,996 sqft 1,73 sqft	s,Sanitary Sewer,Water 1046, SECTION 6, TOWNSHIP 4 dry,Storage na Nearby,Private Setting,Private Vsh/Dryr/Frdg/Stve/DW,Fireplace ealty Dimensions 20'1 x 13'2 6'3 x 9'2 11'8 x 11'3 11'7 x 13'2 10'5 x 8'9 8'4 x 13'2 10'1 x 8'7 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Yard,Recreation Nearby,Shoppin Insert Floor Below Below Below Below 11 1 2	g Nearby   Type   Family Room   Recreation Room   Laundry   Foyer   Bathroom Floor # of   Main 4	16'1 x 12'8 14'9 x 12'7 14'0 x 11'3 6'9 x 11'1 Pieces Ensuite? No
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Your next family home is in Birchland Manor. A large 8280 sq ft flat Lot in a family friendly & welcoming neighborhood. All living spaces are on a grand scale, cozy space for everyone in the family. Over 1100 sq ft of deck & patio entertaining spaces up & down. Carport + 465 sq ft Double Detached Garage/Shop of laneway. The entry level floor could easily be turned into an income or in-law suite with separate entry, separate bed + bath, living room & laundry space. Full list of updates available (A/C, newer roof, siding, windows, kitchen, bathrooms, flooring, paint, heating, HW tank & more) Walk to transit & schools. Surrounded beautiful parks, recreation, shopping & amenities.

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