

Depth/Size (ft):	125	Bedrooms:	5	Approx. Year Built:	1968
Frontage (ft):	64.00	Bathrooms:	4	Age:	56
Lot Area: (sq.ft.)	7,875.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	2	Gross Taxes:	\$5,910.55
Rear Yard Exp:				For Tax Year:	2022
View:				P.I.D.:	003-861-864

Style of Home:	2 Storey	Parking:	Total: 12 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Mixed	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport,Garage; Double,RV Parking Avail.
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 220, PLAN NWP32042, DISTRICT LOT 365, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage,Workshop Detached

Site Influences: Central Location,Cul-de-Sac,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'2 x 15'2	Above	Living Room	9'9 x 27'3
Main	Living Room	14'8 x 21'7	Above	Bedroom	11'9 x 10'1
Main	Foyer	9'1 x 4'11	Above	Bedroom	10'2 x 10'2
Main	Bedroom	10'6 x 13'6	Above	Primary Bedroom	10'11 x 13'8
Main	Bedroom	12'1 x 9'7	Above	Dining Room	14'3 x 16'1
Main	Flex Room	13'7 x 19'10	Above	Kitchen	15'6 x 9'2
Main	Walk-In Closet	12'1 x 2'9	Above	Pantry	7'9 x 3'1

Finished Floor (Main):	1,508 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,535 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	2	Yes
Finished Floor (Total):	3,043 sqft	Crawl/Bsmt Height:		Above	4	No
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	3,043 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

BEST LOCATION IN COQUITLAM - 3 DOORS FROM COMO LAKE!!! Situated on a family-friendly, no-exit street, this property boasts a private backyard oasis—ideal for BBQs and entertainment. Enjoy easy strolls to nearby amenities, including the Poirier Community Center, Como Lake Village shopping, and schools of all levels are within walking distance. This home includes 2-bedroom rental suite as a perfect mortgage helper. With parking for 12+ vehicles which includes a 500+ Sq Ft detached shop with lane access, there is potential for an additional \$1,500/month in vehicle/storage rental income. Also the possibility for a laneway house for additional value, already approved by the city. Do not miss this opportunity! Open House April 27 & 28, 2pm - 4pm