

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	50
<b>Lot Area: (sq.ft.)</b>	9,042.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,719.31
<b>Rear Yard Exp:</b>	Northwest			<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	004-623-380

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Wood	<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,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:** Yes : MOUNTAIN RANGES & CITY

**Mgmt. Company:**

**Complex / Subdiv:** RANCH PARK

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

**Legal:** LOT 100, PLAN NWP40139, DISTRICT LOT 361&374, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden,In Suite Laundry,Storage

**Site Influences:** Central Location,Cul-de-Sac,Private Setting,Private Yard,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Pantry,Storage Shed,Vaulted Ceiling,Windows - Thermo

**Bylaw Restrict:**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 15'6	Below	Living Room	18'6 x 13'4	Below	Laundry	4' x 4'
Main	Dining Room	9' x 11'10	Below	Laundry	5' x 5'			
Main	Kitchen	17'5 x 11'10	Below	Kitchen	10'3 x 8'			
Main	Primary Bedroom	12'11 x 11'5	Below	Bedroom	10'8 x 11'9			
Main	Bedroom	11'11 x 10'3	Below	Bedroom	9'11 x 8'3			
Main	Bedroom	9'10 x 10'3	Below	Office	14'7 x 5'9			
Below	Foyer	4'11 x 13'3	Below	Other	3'11 x 6'3			

<b>Finished Floor (Main):</b>	1,310 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	3	Yes
<b>Finished Floor (Below):</b>	1,137 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Below	3	No
<b>Finished Floor (Total):</b>	2,447 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,447 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

For decades, Ranch Park has been the pinnacle of Coquitlam home ownership. Now is your opportunity to become a part of this impressive, family friendly suburb. Anchor, an exclusive cul-de-sac nestled quietly near the peak of RP, where neighbors gather & kids play together safely on the street. Vaulted ceilings, 5 beds, 3 baths, private home office & double car garage. The income suite has 2 beds, separate entry & laundry. Over 9000 sq ft flat View Lot of the City skyline below & unsurpassed Mountain ranges from the grand balcony & bright windows. Tremendous School Catchment; walk to all levels of schooling: preschool-graduation. Ask for the tremendous list of updates. Not to be missed! This is the home you've been dreaming of. O/H SAT JUNE 1 (12-1pm) & SUN JUN 2 (1-2pm)