

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

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	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			

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

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. <https://www.cotala.com/76030>