

Depth/Size (ft):	116	Bedrooms:	4	Approx. Year Built:	1957
Frontage (ft):	70.00	Bathrooms:	2	Age:	67
Lot Area: (sq.ft.)	8,120.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,022.51
Rear Yard Exp:	South			For Tax Year:	2022
View:	Yes			P.I.D.:	003-595-358

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 5 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco	Parking Access:	Rear
Foundation:		Parking:	Carport; Single,Garage; Single
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - 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:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 41, BLOCK B, PLAN NWP16491, DISTRICT LOT 369, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Storage Shed,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West, Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'2 x 13'6	Bsmt	Recreation Room	20'7 x 9'4
Main	Kitchen	13' x 10'	Bsmt	Bedroom	13'1 x 13'2
Main	Primary Bedroom	13'2 x 10'11	Bsmt	Laundry	13'5 x 12'7
Main	Bedroom	10'3 x 13'7			
Main	Bedroom	10'4 x 10'1			
Main	Foyer	6'2 x 6'10			
Bsmt	Living Room	18' x 12'7			

Finished Floor (Main):	1,224 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Bsmt	3	No
Finished Floor (Bsmt):	1,228 sqft	Suite:	None			
Finished Floor (Total):	2,452 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	2,452 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Experience the allure of Harbour Chineside, Coquitlam's sought-after family-friendly neighbourhood. This well-maintained 4-bedroom, 2-bathroom, 2 level home boasts bright living space filled with ample natural light. Set on an 8,120 sq ft lot, it features oak hardwood flooring and double glazed windows on the main level. With a separate basement entry, the home offers suite potential for extra income or extended family. Enjoy a mature landscaped sunny south facing backyard, with a large covered deck, perfect for outdoor relaxation. The garage has custom cabinets with 300 sq ft of storage space above. Located near Como Lake Village shopping mall, schools, transit, and Como Lake park, this home is a must see! PROBATE COMPLETED. Quick Possession Possible. Offers Tuesday, May 7th, before 2 pm.