1324 SUMMIT DRIVE COQUITLAM

Harbour Chines, V3J 5L8

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Depth/Size (ft): Frontage (ft):	116 70.00	Bedrooms: Bathrooms:	4	Approx. Year Built:	1957 67
• • •	8,120.00	Full Baths:	2	Age: Zoning:	87 RS-1
Lot Area: (sq.ft.) Flood Plain:	0,120.00	Half Baths:	0	Gross Taxes:	
	Couth	nan bauis:	0	For Tax Year:	\$5,022.51 2022
Rear Yard Exp:	South				-
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: Mgmt. Company: Complex / Subdiv:	Yes : Mountains				
Services Connected:	Electricity Natural Goo	Sanitary Sower Storm Sower Wate	ν.		
	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water LOT 41, BLOCK B, PLAN NWP16491, DISTRICT LOT 369, NEW WESTMINSTER LAND DISTRICT				
Legal: Amenities:	LUI 41, BLUGK B, PL	AN INVET0491, DISTRICT LOT 30	9, NEW WESTWINSTER LAN	ND DISTRICT	
Site Influences:					
	ClthWah/Drug/Erda/St	vo/DW Droppo/Window Coverings	Caraga Daar Opanar Smales	Alorm Storogo Shad Mindowa	Thorma
Features:	Gilliwsh/Dryi/Flug/St	ve/DW,Drapes/Window Coverings,G	aarage Door Opener,Smoke /	Alami,Storage Sned,Windows -	Thermo
Bylaw Restric:	Doval LaDaga Elita W/	ant Royal LaRaga Elita West			
Listing Broker(s):	Royal Lerage Elle We	est, Royal LePage Elite West			
Floor	Туре	Dimensions	Floor	Туре	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		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		Full,Fully		
Grand Total:	2,452 sqft	Basement:	Finished,Separate		
		Beds In Bsmt:	Entry 1 / 4		
		# Of Pets:	1/4		

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.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.