3391 OXFORD STREET PORT COQUITLAM Glenwood PQ, V3B 4E1

Residential Detached \$1,549,000 (LP)

	Glenwood PQ, V3B 4E1					\$1,549,000 (LF	
Depth/Size (ft):	110.00	Bedrooms:	6	Approx. Year Buil	lt: 196	7	
Frontage (ft):	66.00	Bathrooms:	4	Age:	57		
_ot Area: (sq.ft.)	6,953.00	Full Baths:	3	Zoning:	RS4	Ļ	
Flood Plain:	Exempt	Half Baths:	1	Gross Taxes:		649.99	
Rear Yard Exp:	17.7			For Tax Year:	2023		
/iew:				P.I.D.:		-602-754	
tyle of Home:	2 Storey		Parking:	Total: 6 - Covered:	1		
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Mixed,Stucco,Vinyl		Parking Access:	Front			
oundation:			Parking:	Garage; Single			
lain Screen:			Locker:				
lenovations:			Units in Dev:				
of Fireplaces:	0 - Fuel: None		Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	a		
uel/Heating:	Forced Air, Natural Gas	S	Property Disc:	Yes			
Outdoor Area:	Patio(s),Sundeck(s)		PAD Rental:				
ype of Roof:	Asphalt		Fixtures Leased:	No			
Floor Finish:	Hardwood,Mixed,Tile		Fixtures Rmvd:	No			
lgmt. Company: complex / Subdiv:	Electricity,Natural Gas	s,Sanitary Sewer,Water					
/Igmt. Company: Complex / Subdiv: Services Connected:	•	s,Sanitary Sewer,Water 1516, DISTRICT LOT 465, NEW V	VESTMINSTER LAND DISTRIC	т			
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Igmt. Company: complex / Subdiv: ervices Connected: egal: 	LOT 71, PLAN NWP3 Garden,In Suite Laund Central Location,Priva ClthWsh/Dryr/Frdg/Str Westmont Realty Inc. Type Living Room Dining Room	1516, DISTRICT LOT 465, NEW V dry tte Setting,Shopping Nearby ve/DW Dimensions 17'4 x 12'9 12' x 9'	Floor Main Bsmt	Type Bedroom Living Room	12' x 1 17' x 1	2' 3'	
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Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain	LOT 71, PLAN NWP3 Garden,In Suite Laund Central Location,Priva ClthWsh/Dryr/Frdg/Str Westmont Realty Inc. Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Recreation Room	1516, DISTRICT LOT 465, NEW V dry tte Setting, Shopping Nearby ve/DW Dimensions 17'4 x 12'9 12' x 9' 15' x 11' 13' x 12' 12' x 11' 13' x 12' 12' x 11' 11' x 10' 18'2 x 12' # Of Rooms:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Living Room Kitchen Bedroom Bedroom Recreation Room	12' x 1 17' x 1 10'2 x 11' x 1 10' x 9 15'2 x # of Pieces	2' 3' 9'5 0' 13'2 Ensuite?	
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Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor lain lain lain lain lain lain lain lain	LOT 71, PLAN NWP3 Garden,In Suite Laund Central Location,Priva ClthWsh/Dryr/Frdg/Ste Westmont Realty Inc. Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	1516, DISTRICT LOT 465, NEW V dry the Setting,Shopping Nearby ve/DW Dimensions 17'4 x 12'9 12' x 9' 15' x 11' 13' x 12' 12' x 11' 11' x 10' 18'2 x 12' # Of Rooms: # Of Kitchens: # Of Levels:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt 13 2 2	Type Bedroom Living Room Kitchen Bedroom Bedroom Recreation Room Bathroom Floor Main Main	12' x 1 17' x 1 10'2 x 11' x 1 10' x 9 15'2 x # of Pieces 2 3	2' 3' 9'5 0' 13'2 Ensuite? No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 71, PLAN NWP3 Garden,In Suite Laund Central Location,Priva ClthWsh/Dryr/Frdg/Str Westmont Realty Inc. Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Recreation Room	1516, DISTRICT LOT 465, NEW V dry the Setting,Shopping Nearby ve/DW Dimensions 17'4 x 12'9 12' x 9' 15' x 11' 13' x 12' 12' x 11' 13' x 12' 12' x 11' 11' x 10' 18'2 x 12' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt 13 2 2 Unauthorized Suite Full,Fully Finished,Separate	Type Bedroom Living Room Kitchen Bedroom Bedroom Recreation Room Bathroom Floor Main Main Main	12' x 1 17' x 1 10'2 x 11' x 1 10' x 9 15'2 x # of Pieces 2 3 3	2' 3' 9'5 0' 13'2 Ensuite? No No No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 71, PLAN NWP3 Garden,In Suite Laund Central Location,Priva ClthWsh/Dryr/Frdg/Str Westmont Realty Inc. Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Recreation Room 1,756 sqft 0 sqft 0 sqft 1,606 sqft 3,362 sqft 0 sqft	1516, DISTRICT LOT 465, NEW V dry tte Setting, Shopping Nearby ve/DW Dimensions 17'4 × 12'9 12' × 9' 15' × 11' 13' × 12' 12' × 11' 11' × 10' 18'2 × 12' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Main Bsmt Bsmt Bsmt Bsmt Bsmt 13 2 2 2 Unauthorized Suite Full,Fully	Type Bedroom Living Room Kitchen Bedroom Bedroom Recreation Room Bathroom Floor Main Main Main	12' x 1 17' x 1 10'2 x 11' x 1 10' x 9 15'2 x # of Pieces 2 3 3	2' 3' 9'5 0' 13'2 Ensuite? No No No	

Attention Investors and Developers! Prime opportunity! Property Land Assembly (PLA) approved for two lots. This meticulously maintained family home boasts 6 bedrooms and 4 bathrooms, creating an ideal environment for luxurious living and entertaining. Situated on a spacious 6953 square foot lot in a desirable neighborhood with a central location, convenience is at your doorstep with easy access to schools, shopping centers, public transit, parks, trails, Hyde Creek Recreation Centre, and more. The home features a private backyard oasis, perfect for family BBQs and outdoor gatherings. The basement offers versatility with a separate entrance and separate laundry facilities, 2-bedroom and 1-bedroom suites. Don't miss out on this incredible opportunity! Schedule your private viewing today.



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