

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	2	Age:	44
Lot Area: (sq.ft.)	4,574.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,874.02
Rear Yard Exp:				For Tax Year:	2022
View:	No			P.I.D.:	005-814-006

Style of Home:	Basement Entry	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
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,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Other,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 284, PLAN NWP58796, SECTION 11, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'3 x 8'9	Below	Bedroom	11'2 x 6'11
Main	Dining Room	8'9 x 10'5	Below	Recreation Room	13'7 x 16'10
Main	Living Room	13'11 x 18'1	Below	Laundry	7'0 x 7'2
Main	Primary Bedroom	13'3 x 10'6	Below	Foyer	7'1 x 7'10
Main	Bedroom	8'0 x 10'6	Below	Patio	14'3 x 21'6
Main	Bedroom	8'8 x 12'2	Below	Patio	45'11 x 3'6
Main	Other	15'2 x 15'0	Below	Other	11'8 x 24'2

Finished Floor (Main):	1,097 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	730 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,827 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished			
Grand Total:	1,827 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

CORNER LOT! Charming 4 BED/2 BATH, 2 STOREY BSMT. ENTRY home with private fenced backyard is located in Superb Prime Location in New Horizons neighborhood in N. Coquitlam. Main Floor features bright & spacious Kitchen with S/S appliances & lots of cabinet storage, pot lights & tiled floor. Lvgrm. & Dngrm. features Cork Floors with French doors that lead out to a generous sized private south facing deck. Updated Main Bath. Newer (front) Windows, 2 Year updated Roof & H/W tank. Fully finished basement with 1 Bedroom, updated Bath & Rec Room. FANTASTIC LOCATION close to Skytrain, Coquitlam Centre, Douglas College, Library, Lafarge Lake, Restaurants, Aquatic Centre & Coquitlam River. This is the One you've been Waiting For! Open House May 18th & 19th 2-4:00 pm