## **3172 BUTE CRESCENT COQUITLAM**

New Horizons, V3B 5Z7

	New Horizons, V3B 527					ψ1,000,000 (Ε	
Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	ilt: 1980	)	
Frontage (ft):		Bathrooms:	2	Age:	44		
.ot Area: (sq.ft.)	4,574.00	Full Baths:	2	Zoning:	RES		
Flood Plain:	· · · · ·	Half Baths:	0	Gross Taxes:		74.02	
Rear Yard Exp:			-	For Tax Year:	2022		
/iew:	No			P.I.D.:		- 814-006	
Style of Home:	Basement Entry		Parking:	Total: 2 - Covered	: 1		
Construction:	Frame - Wood		Covered Parking:	1			
Exterior:	Wood		Parking Access:	Front			
oundation:			Parking:	Garage; Single,Op	pen		
Rain Screen:			Locker:				
Renovations:	Partly		Units in Dev:				
t of Fireplaces:	1 - Fuel: Wood		Distance to:				
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
Fuel/Heating:	Forced Air,Natural Ga		Property Disc:	Yes			
Dutdoor Area:	Fenced Yard,Sundeck	x(s)	PAD Rental:				
Type of Roof:	Other		Fixtures Leased:	No			
Floor Finish:	Other, Wall/Wall/Mixed	1	Fixtures Rmvd:	No			
Mgmt. Company:	No						
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St	s,Sanitary Sewer,Water 58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privat tve/DW,Drapes/Window Coverings,	e Yard,Recreation Nearby,Sho				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privat tve/DW,Drapes/Window Coverings,	e Yard,Recreation Nearby,Sho				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions	e Yard,Recreation Nearby,Sho Security System	pping Nearby	Dimen		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9	e Yard,Recreation Nearby,Sho Security System Floor Below	pping Nearby <b>Type</b> Bedroom	11'2 x (	6'11	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5	e Yard,Recreation Nearby,Sho Security System Floor Below Below	pping Nearby <b>Type</b> Bedroom Recreation Room	11'2 x 13'7 x	6'11 16'10	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room Living Room	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Private tve/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below	Type Bedroom Recreation Room Laundry	11'2 x 13'7 x 7'0 x 7'	6'11 16'10 '2	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room Living Room Primary Bedroom	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Private twe/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer	11'2 x ( 13'7 x 7'0 x 7' 7'1 x 7'	6'11 16'10 '2 '10	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room Living Room Primary Bedroom Bedroom	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6 8'0 x 10'6	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer Patio	11'2 x ( 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 3	6'11 16'10 '2 '10 21'6	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6 8'0 x 10'6 8'8 x 12'2	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer Patio Patio	11'2 x ( 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 3 45'11 x	6'11 16'10 '2 '10 21'6 < 3'6	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Coor Iain Iain Iain Iain Iain	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room Living Room Primary Bedroom Bedroom	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6 8'0 x 10'6	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer Patio	11'2 x ( 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 3	6'11 16'10 '2 '10 21'6 < 3'6	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6 8'0 x 10'6 8'8 x 12'2	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other	11'2 x ( 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 3 45'11 x 11'8 x 3	6'11 16'10 '2 '10 21'6 < 3'6	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6 8'0 x 10'6 8'8 x 12'2 15'2 x 15'0	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other	11'2 x ( 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 3 45'11 x 11'8 x 3	6'11 16'10 '2 '10 21'6 < 3'6 24'2	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Other	58796, SECTION 11, TOWNSHIP Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings, ealty Dimensions 16'3 x 8'9 8'9 x 10'5 13'11 x 18'1 13'3 x 10'6 8'0 x 10'6 8'8 x 12'2 15'2 x 15'0 # Of Rooms:	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below Below Below	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other Bathroom Floor	11'2 x 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 45'11 x 11'8 x 3 # of Pieces	6'11 16'10 '2 '10 21'6 < 3'6 24'2 Ensuite?	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Nature Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Other 1,097 sqft 0 sqft	58796, SECTION 11, TOWNSHIP         Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings,         ealty         Dimensions         16'3 x 8'9         8'9 x 10'5         13'11 x 18'1         13'3 x 10'6         8'0 x 10'6         8'8 x 12'2         15'2 x 15'0         # Of Rooms:         # Of Kitchens:	<ul> <li>Yard,Recreation Nearby,Sho</li> <li>Security System</li> <li>Floor</li> <li>Below</li> </ul>	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other Bathroom Floor Main	11'2 x 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 45'11 x 11'8 x <b># of Pieces</b> 4	6'11 16'10 '2 21'6 (3'6 24'2 Ensuite? 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 Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom Other 1,097 sqft 0 sqft 730 sqft	58796, SECTION 11, TOWNSHIP         Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings,         ealty         Dimensions         16'3 x 8'9         8'9 x 10'5         13'11 x 18'1         13'3 x 10'6         8'0 x 10'6         8'8 x 12'2         15'2 x 15'0         # Of Rooms:         # Of Kitchens:         # Of Levels:	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below Below Below 14 1 2	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other Bathroom Floor Main	11'2 x 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 45'11 x 11'8 x <b># of Pieces</b> 4	6'11 16'10 '2 21'6 (3'6 24'2 Ensuite? 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 Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Other 1,097 sqft 0 sqft 730 sqft 0 sqft	58796, SECTION 11, TOWNSHIP         Course Nearby,Paved Road,Privative/DW,Drapes/Window Coverings,         ealty         Dimensions         16'3 x 8'9         8'9 x 10'5         13'11 x 18'1         13'3 x 10'6         8'8 x 12'2         15'2 x 15'0         # Of Rooms:         # Of Levels:         Suite:	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below Below Below 14 1 2	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other Bathroom Floor Main	11'2 x 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 45'11 x 11'8 x <b># of Pieces</b> 4	6'11 16'10 '2 21'6 (3'6 24'2 Ensuite? No	
View: 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 Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	Electricity,Natural Gas LOT 284, PLAN NWP Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Other 1,097 sqft 0 sqft 730 sqft 0 sqft 1,827 sqft	58796, SECTION 11, TOWNSHIP         Course Nearby,Paved Road,Privation         twe/DW,Drapes/Window Coverings,         ealty         Dimensions         16'3 x 8'9         8'9 x 10'5         13'11 x 18'1         13'3 x 10'6         8'0 x 10'6         8'8 x 12'2         15'2 x 15'0         # Of Rooms:         # Of Levels:         Suite:         Crawl/Bsmt Height:	e Yard,Recreation Nearby,Sho Security System Floor Below Below Below Below Below Below Below Below 14 1 2 None	Type Bedroom Recreation Room Laundry Foyer Patio Patio Other Bathroom Floor Main	11'2 x 13'7 x 7'0 x 7' 7'1 x 7' 14'3 x 45'11 x 11'8 x <b># of Pieces</b> 4	6'11 16'10 '2 21'6 (3'6 24'2 Ensuite? No	

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

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