

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	1993
Frontage (ft):	42.60	Bathrooms:	4	Age:	31
Lot Area: (sq.ft.)	6,160.00	Full Baths:	3	Zoning:	RS-4
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,928.72
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	017-751-004

Style of Home:	2 Storey,Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Water

Legal: LOT 4, PLAN LMP4162, DISTRICT LOT 65, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,In Suite Laundry,Storage

Site Influences: Central Location,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Jetted Bathtub,Microwave,Oven - Built In,Pantry,Smoke Alarm,Storage Shed

Bylaw Restrict:

Listing Broker(s): RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 4'3	Main	Kitchen	14'11 x 9'3	Below	Bedroom	12'8 x 12'3
Main	Bedroom	8'11 x 10'11	Main	Family Room	14'11 x 18'9	Below	Den	17'8 x 9'7
Main	Bedroom	8'11 x 10'1	Below	Dining Room	15'0 x 6'7			
Main	Primary Bedroom	13'0 x 11'11	Below	Kitchen	15'0 x 7'10			
Main	Walk-In Closet	5'7 x 8'6	Below	Living Room	16'3 x 14'6			
Main	Dining Room	16'10 x 11'4	Below	Bedroom	11'3 x 13'9			
Main	Living Room	16'10 x 8'8	Below	Bedroom	8'8 x 9'7			

Finished Floor (Main):	1,638 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,655 sqft	# Of Levels:	2	Below	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Main	4	Yes
Finished Floor (Total):	3,293 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Separate Entry			
Grand Total:	3,293 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Come check out this spectacular home located in Coquitlam! This 6 bedroom + den with 4 bathrooms is a perfect family home. Upstairs we have 3 bedrooms and 2 beautifully redone bathrooms, with a generous amount of living space, including the large den that is below the main level. There are also two fireplaces upstairs along with a covered back patio. Downstairs in the spacious basement suite - there are 3 bedrooms and 2 bathrooms. The basement suite has a newly renovated kitchen as well as its own separate entrance. The whole house has air conditioning and has been kept up to date with upgrades! This is an ideal investment for a big family or someone with interest in great rental income! Open houses this weekend on Saturday June 22nd from 2-3pm and Sunday June 23rd from 2-3pm!