

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1967
<b>Frontage (ft):</b>	65.78	<b>Bathrooms:</b>	3	<b>Age:</b>	57
<b>Lot Area: (sq.ft.)</b>	7,937.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,031.99
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	008-822-719

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 0
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open,RV Parking Avail.,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Forest - Poco Trail
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	LOT 2 SECTION 12 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN 20452
<b>Amenities:</b>	Garden
<b>Site Influences:</b>	Recreation Nearby,Treed
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	Foyer	11'2 x 9'5	<b>Main</b>	Dining Room	9'6 x 10'5	<b>Main</b>	Kitchen	11'2 x 7'1
<b>Below</b>	Recreation Room	14'2 x 29'4	<b>Main</b>	Living Room	14'8 x 15'4			
<b>Below</b>	Bedroom	11'7 x 7'1	<b>Main</b>	Bedroom	9'3 x 13'8			
<b>Below</b>	Utility	13'7 x 6'3	<b>Main</b>	Bedroom	9'9 x 10'2			
<b>Below</b>	Laundry	11'4 x 7'1	<b>Main</b>	Primary Bedroom	13'9 x 10'2			
<b>Below</b>	Storage	10'9 x 19'5	<b>Main</b>	Walk-In Closet	4'2 x 5'1			
<b>Below</b>	Storage	13'4 x 20'0	<b>Main</b>	Eating Area	4'11 x 8'2			

<b>Finished Floor (Main):</b>	1,221 sqft	<b># Of Rooms:</b>	15	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Below	3	No
<b>Finished Floor (Below):</b>	1,557 sqft	<b># Of Levels:</b>	2	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Main	3	No
<b>Finished Floor (Total):</b>	2,778 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished			
<b>Grand Total:</b>	2,778 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

Investment and development potential! This almost 8,000 square-foot flat rectangular lot with large frontage is located across from Coquitlam River Park, and access to the Troublay Poco Trail. A ridgeline behind the property ensures privacy and nature for the backyard. New proposed zoning bylaws, to be verified by the buyer, allow for a duplex with up to four total units or a single-family home with secondary suites and a coach house for three total units. The four-bedroom three-bathroom home features almost 3,000 sqft of living space, an excellent layout, with a bright renovated kitchen and bathroom, large workshop and many more opportunities to make it your own. The wide frontage provides ample parking. Walking distance to schools, stores and restaurants. Call for your private showing!