

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

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

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

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

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

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 Traboulay Poco Trail. A ridgeline behind the property ensures privacy and nature for the backyard. New proposed zoning bylaws 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!