

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):	137.23	Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	7,000.00	Full Baths:	3	Zoning:	RS1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,289.44
Rear Yard Exp:	Southwest			For Tax Year:	2024
View:				P.I.D.:	000-707-651

Style of Home:	2 Storey	Parking:	Total: 5 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double,RV Parking Avail.,Visitor Parking
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Hot Water,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	Yes

View:

Mgmt. Company:

Complex / Subdiv: EAGLE RIDGE

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: LOT 106, PLAN NWP53820, DISTRICT LOT 383, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden,In Suite Laundry,Storage,Swirlpool/Hot Tub

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave,Pantry,Storage Shed,Vacuum - Roughed In,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 8'4	Above	Office	10'1 x 6'11	Abv Main 2	Storage	22'8 x 4'0
Main	Living Room	15'1 x 21'7	Above	Bedroom	9'6 x 12'9			
Main	Dining Room	12'3 x 11'8	Above	Bedroom	9'7 x 12'9			
Main	Kitchen	12'2 x 15'5	Above	Primary Bedroom	15'8 x 24'2			
Main	Eating Area	11'1 x 9'2	Above	Storage	10'3 x 5'11			
Main	Family Room	11'7 x 15'0	Above	Storage	19'10 x 4'7			
Main	Bedroom	10'1 x 13'4	Abv Main 2	Recreation Room	22'8 x 12'4			

Finished Floor (Main):	1,595 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,449 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	5	Yes
Finished Floor (Total):	3,044 sqft	Crawl/Bsmt Height:	2'			
Unfinished Floor:	0 sqft	Basement:	Crawl,None			
Grand Total:	3,044 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Desirable Eagle Ridge Coquitlam; where the location just keeps improving over time. Tremendous Amenities are walking distance away, yet this home is nestled quietly on a crescent street. Immaculately maintained & updated. A visual masterpiece inside & out. 19' Vaulted ceilings. The grand rocked fireplace adds a dramatic ambiance to the cozy living room. A Gourmet entertainer's kitchen. 4 beds, 3 baths, private home office + Loft Rec Room. 2 car garage+guest parking. A meticulously designed tranquil garden, admired for its easy care & minimalistic beauty. Over 1,200 sq ft of deck & patio space. Amazing School Catchment: walk from preschool to post-secondary. This IS the home you've been dreaming of. An impressive family neighborhood. O/H SAT JULY 27 (1-3pm) serious buyers only pls