

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):	68.00	Bathrooms:	4	Age:	35
Lot Area: (sq.ft.)	7,004.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,391.63
Rear Yard Exp:	Northwest			For Tax Year:	2022
View:	Yes			P.I.D.:	014-736-144

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 6 - Covered: 4
Construction:	Frame - Wood	Covered Parking:	4
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Triple,Other
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Heat Pump,Hot Water	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,Laminate	Fixtures Rmvd:	No

View: Yes : Valley - Mountains - Mt Baker

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 536, PLAN NWP82557, DISTRICT LOT 305, NEW WESTMINSTER LAND DISTRICT

Amenities:

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

Features: Air Conditioning,Clothes Washer/Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Stove,Vacuum - Built In,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 9'8	Main	Dining Room	13'4 x 12'
Main	Eating Area	14'7 x 9'	Above	Primary Bedroom	23'3 x 13'9
Main	Family Room	15'4 x 13'9	Above	Bedroom	11'11 x 11'4
Main	Flex Room	13'9 x 13'7	Above	Bedroom	11'3 x 10'11
Main	Laundry	11'5 x 7'4	Below	Kitchen	14'6 x 13'
Main	Foyer	5'2 x 4'5	Below	Bedroom	14'6 x 9'11
Main	Living Room	17'1 x 13'10	Below	Den	13'6 x 7'8

Finished Floor (Main):	1,599 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,017 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsmnt):	746 sqft	Suite:	Unauthorized Suite	Above	5	Yes
Finished Floor (Total):	3,362 sqft	Crawl/Bsmt Height:		Below	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Separate Entry			
Grand Total:	3,362 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to this stunning 4 bed, 4 bath (3,362sf) family home in East Coquitlam with gorgeous panoramic VIEWS of Mt Baker & Golden Ears mountains! This RENOVATED home features contemporary kitchen with large island, wine fridge & coffee bar station, perfect for entertaining. Kitchen opens to beautiful back yard with over 700sf of cedar deck space, flower beds and artificial turf. Harwood floors in the DR, LR, FR, flex space and upper bedrooms. Primary bedroom has his and hers wardrobes and spa-like bathroom. This home has radiant heat and a heat pump on main & upper levels for those hot evenings. Impressive HUGE 4 car garage with epoxy floors, storage and plenty of room is a car collector's dream! This home also comes with space for the in-laws. Too much to list for this home. A must see!