3574 ST. THOMAS STREET PORT COQUITLAM

Lincoln Park PQ, V3B 2Y7

Residential Detached \$1,399,900 (LP)

	Lincoln Park PQ, V3B 2Y7					
Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1975	
Frontage (ft):		Bathrooms:	2	Age:	49	
_ot Area: (sq.ft.)	9,340.00	Full Baths:	2	Zoning:	RES	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,67	7.96
Rear Yard Exp:				For Tax Year:	2023	
View:	No			P.I.D.:	005-3	95-445
Style of Home:	2 Storey, Split Entry		Parking:	Total: 6 - Covered: 1		
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Other		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail.,Ca	rport; Single	
Rain Screen:			Locker:			
Renovations:	Partly		Units in Dev:			
of Fireplaces:	2 - Fuel: Wood		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
uel/Heating:	Forced Air,Natural Gas	S	Property Disc:	Yes		
Dutdoor Area:	Balcony(s),Fenced Ya	rd	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate		Fixtures Rmvd:			
/iew:	No					
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 171, PLAN NWP	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW	0, NEW WESTMINSTER LAN	D DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite Wa	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW	0, NEW WESTMINSTER LAN		Dimens	sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est		D DISTRICT Type Recreation Room	Dimens 14'2 x 1	
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions	Floor	Туре		1'6
Algmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s):	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Coura ClthWsh/Dryr/Frdg/St Royal LePage Elite Wa Type Living Room Kitchen	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9	Floor Below	Type Recreation Room Bedroom	14'2 x 1	1'6 0'5
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor .bove .bove	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Type Living Room	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1	Floor Below Below	Type Recreation Room	14'2 x 1 13'0 x 1	1'6 0'5
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Above Above Above	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Living Room Kitchen Dining Room	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2	Floor Below Below	Type Recreation Room Bedroom	14'2 x 1 13'0 x 1	1'6 0'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Living Room Kitchen Dining Room Primary Bedroom	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9	Floor Below Below	Type Recreation Room Bedroom	14'2 x 1 13'0 x 1	1'6 0'5
Algmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Above Above Above Above	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Type Living Room Kitchen Dining Room Primary Bedroom Bedroom	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7	Floor Below Below	Type Recreation Room Bedroom	14'2 x 1 13'0 x 1	1'6 0'5
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Cloor Above Above Above Above Above Above Above Above	Electricity,Natural Gas LOT 171, PLAN NWP- Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite Wa Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0	Floor Below Below Below	Type Recreation Room Bedroom Laundry	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6
Algmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Above Above Above Above Above Above Selow	Electricity,Natural Gas LOT 171, PLAN NWP Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite W Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms:	Floor Below Below Below	Type Recreation Room Bedroom Laundry Bathroom Floor # 6	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Toor Above Above Above Above Above Selow Tinished Floor (Main): Tinished Floor (Above):	Electricity,Natural Gass LOT 171, PLAN NWP- Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms: # Of Kitchens:	Floor Below Below Below	Type Recreation Room Bedroom Laundry Bathroom Floor # of Main 3	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite? Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: 	Electricity,Natural Gass LOT 171, PLAN NWP- Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Family Room	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Below Below Below	Type Recreation Room Bedroom Laundry Bathroom Floor # 6	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Above Above Above Above Above Selow Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas LOT 171, PLAN NWP- Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,150 sqft 900 sqft 0 sqft 0 sqft	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Below Below Below	Type Recreation Room Bedroom Laundry Bathroom Floor # of Main 3	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite? Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: 	Electricity,Natural Gas LOT 171, PLAN NWP- Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,150 sqft 900 sqft 0 sqft 0 sqft 2,050 sqft	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms: # Of Kitchens: # Of Levels:	Floor Below Below Below 10 1 2	Type Recreation Room Bedroom Laundry Bathroom Floor # of Main 3	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Selow Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor:	Electricity,Natural Gas LOT 171, PLAN NWP- Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage Elite We Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,150 sqft 900 sqft 0 sqft 0 sqft	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Below Below Below	Type Recreation Room Bedroom Laundry Bathroom Floor # of Main 3	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite? Yes
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Above Above Above Above Above Above Selow Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jinished Floor: Grand Total:	Electricity,Natural Gas LOT 171, PLAN NWPA Cul-de-Sac,Golf Cours CithWsh/Dryr/Frdg/St Royal LePage Elite Wa Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Family Room 1,150 sqft 900 sqft 0 sqft 0 sqft 2,050 sqft 0 sqft	40676, SECTION 6, TOWNSHIP 4 se Dev.,Recreation Nearby ve/DW est Dimensions 20'6 x 15'1 12'1 x 10'9 10'9 x 9'2 13'2 x 10'9 10'4 x 9'7 10'4 x 9'7 10'4 x 9'4 14'2 x 13'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor Below Below Below 10 1 2 Full,Fully Finished,Separate	Type Recreation Room Bedroom Laundry Bathroom Floor # of Main 3	14'2 x 1 13'0 x 1 16'9 x 1	1'6 0'5 1'6 Ensuite? Yes

Welcome to Port Coquitlam's most sought-after neighborhood, Lincoln Park! This 4 bed, 2 bath home features an oversized 9,478 sqft lot in a quiet cul de sac location. Lots of room for parking up to 6 vehicles and your RV/trailer or boat. The South facing sundrenched backyard is perfect entertaining and summer BBQ's. The basement level has suite potential with rough in bathroom, laundry with a separate entrance providing an attractive mortgage helper. Other updates include windows & doors, laminate flooring through-out the main, stainless steel appliances & new rear balcony. city will support a shop and or carriage home. Walking distance to Cedar Drive Elementary, Evergreen Park, and transit routes! Don't Hesitate!! This wont last long.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.