

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1975
Frontage (ft):		Bathrooms:	2	Age:	49
Lot Area: (sq.ft.)	9,340.00	Full Baths:	2	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,677.96
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	005-395-445

Style of Home:	2 Storey,Split Entry	Parking:	Total: 6 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Other	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Single
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:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 171, PLAN NWP40676, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Cul-de-Sac,Golf Course Dev.,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	20'6 x 15'1	Below	Recreation Room	14'2 x 11'6
Above	Kitchen	12'1 x 10'9	Below	Bedroom	13'0 x 10'5
Above	Dining Room	10'9 x 9'2	Below	Laundry	16'9 x 11'6
Above	Primary Bedroom	13'2 x 10'9			
Above	Bedroom	10'4 x 9'7			
Above	Bedroom	10'4 x 9'4			
Below	Family Room	14'2 x 13'0			

Finished Floor (Main):	1,150 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	900 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsm):	0 sqft	Suite:				
Finished Floor (Total):	2,050 sqft	Crawl/Bsm Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,050 sqft	Basement:	Finished,Separate			
			Entry			
		Beds In Bsm:	0 / 4			
		# Of Pets:				

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.