

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1962
Frontage (ft):	105.00	Bathrooms:	3	Age:	62
Lot Area (sq.ft.):	25,830.00	Full Baths:	2	Zoning:	RD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$8,510.31
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	009-021-175

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Carport; Multiple
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas,Wood	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Mountains and Ocean
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	LOT 100, PLAN NWP29482, DISTRICT LOT 368, NEW WESTMINSTER LAND DISTRICT
Amenities:	Garden,Storage
Site Influences:	Central Location,Cul-de-Sac,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 18'8	Main	Family Room	13'2 x 13'3	Below	Storage	7'6 x 5'4
Main	Dining Room	15'2 x 8'9	Below	Living Room	13'11 x 15'0	Below	Laundry	9'3 x 12'9
Main	Bedroom	10'2 x 9'5	Below	Family Room	13'11 x 14'2	Below	Storage	7'3 x 3'0
Main	Bedroom	10'4 x 10'8	Below	Storage	7'11 x 9'2			
Main	Primary Bedroom	13'1 x 11'11	Below	Living Room	18'9 x 12'7			
Main	Foyer	4'7 x 6'0	Below	Bedroom	11'9 x 11'6			
Main	Kitchen	9'5 x 14'6	Below	Kitchen	5'8 x 8'7			

Finished Floor (Main):	1,486 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	2	Yes
Finished Floor (Below):	1,496 sqft	# Of Levels:	2	Main	5	No
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Below	3	No
Finished Floor (Total):	2,982 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,982 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Nestled in the highly sought-after Harbour Chines neighborhood of Coquitlam, this 2,982 sq. ft. rancher-style home is a unique find. Set on a massive 25,830 sq. ft. lot at the end of a quiet cul-de-sac, this property offers complete privacy and tranquility, backing onto a lush greenbelt with stunning views of the mountains and Burrard Inlet. This 4 bedroom, 3 bathroom home includes a fully finished basement with a legal 1-bedroom rental suite, ideal for extended family or as a mortgage helper. This home gives you the potential for limitless customization. Outside, enjoy a large 626 sq. ft. patio overlooking the private, forested backyard. Quick access to parks, shopping, top schools, and the Burquitlam SkyTrain, this location is unbeatable. Opportunities like this are incredibly rare