

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1981
Frontage (ft):	31.00	Bathrooms:	3	Age:	43
Lot Area: (sq.ft.)	8,735.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,142.32
Rear Yard Exp:				For Tax Year:	2022
View:	Yes			P.I.D.:	002-358-930

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		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:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	Yes : Mt. Baker
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 390, PLAN NWP60089, DISTRICT LOT 470, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
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):	Axford Real Estate, Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'4 x 4'0	Below	Storage	12'10 x 15'3
Main	Living Room	16'9 x 15'4	Below	Kitchen	9'4 x 12'7
Main	Family Room	15'1 x 11'1	Below	Dining Room	6'8 x 12'7
Main	Dining Room	21'5 x 7'5	Below	Bedroom	13'5 x 14'7
Main	Kitchen	13'6 x 11'3	Below	Laundry	7'0 x 10'9
Main	Bedroom	9'9 x 9'10	Below	Bedroom	18'1 x 10'11
Main	Primary Bedroom	12'11 x 21'2	Below	Den	15'11 x 14'9

Finished Floor (Main):	1,588 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	Yes
Finished Floor (Below):	1,403 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Below	3	No
Finished Floor (Total):	2,991 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,991 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

This spacious 4-bed, 3-bath home is located in the highly sought-after Mountain Meadows neighborhood, offering beautiful views of Coquitlam. Situated on a large lot, this property provides the perfect opportunity for those looking to renovate or build their dream home. The home features a bright and open living area, a mortgage helper suite with its own entrance, and plenty of potential to customize and modernize to your taste. With 4 bedrooms, including a primary suite with an ensuite bathroom, there's plenty of space for a growing family or multi-generational living. Enjoy a spacious backyard, ideal for entertaining, gardening, or relaxing while soaking in the views. Lot Size 8,735 SF, House 2,991 SF