

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1960
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	64
<b>Lot Area: (sq.ft.)</b>	8,092.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,488.24
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	000-784-958

<b>Style of Home:</b>	Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 10 - Covered: 4
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	4
<b>Exterior:</b>	Mixed, Vinyl	<b>Parking Access:</b>	Front, Lane
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single, DetachedGrge/Carport, RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard, Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood, Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
<b>Legal:</b>	LOT F, BLOCK 15, PLAN NWP20236, DISTRICT LOT 110, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	
<b>Site Influences:</b>	Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Vacuum - Built In
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'4 x 9'9	Main	Other	26'11 x 15'9	Below	Storage	19'4 x 14'2
Main	Living Room	13'4 x 13'11	Main	Porch (enclosed)	6'5 x 4'	Below	Other	13'8 x 26'6
Main	Dining Room	8'3 x 10'5	Below	Kitchen	13'8 x 9'9			
Main	Kitchen	17'8 x 10'3	Below	Living Room	25'1 x 12'0			
Main	Primary Bedroom	12'2 x 10'5	Below	Primary Bedroom	11'6 x 12'0			
Main	Bedroom	9'4 x 9'5	Below	Laundry	7' x 9'9			
Main	Bedroom	8'7 x 10'3	Below	Patio	20'2 x 19'5			

<b>Finished Floor (Main):</b>	1,082 sqft	<b># Of Rooms:</b>	16	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Main	4	No
<b>Finished Floor (Below):</b>	1,082 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite			
<b>Finished Floor (Total):</b>	2,164 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full, Fully Finished			
<b>Grand Total:</b>	2,164 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

RE-DEVELOPMENT POTENTIAL IN CENTRAL COQUITLAM WITH LANE ACCESS. Charming well maintained 4 Bed/2 Bath family home with Bsmt. Suite & separate entry, located in a great neighborhood on a 8,092 sq.ft. South facing lot with lane access. Upon entering, you'll be greeted by an abundance of natural light with original h/w floors on the main, G/F/P, updated kitchen with lots storage & gas range, leading out to huge covered deck & private hedged b/yard, Great for Entertaining! Tons of parking with double detached garage, bonus parking & storage has built in car hoist & additional front carport, ideal for the car buff enthusiasts! Updated Bath, H/W Tank-2 yrs. Roof-10 yrs. some windows. Close to Schools, Parks/Rec, Skytrain, Hwy. 1 & Shopping. GREAT LOCATION! OPPORTUNITY KNOCKS!