1766 CHARLAND AVENUE COQUITLAM

Central Coquitlam, V3K 3M1

Residential Detached \$1,769,000 (LP)

			C.	entral Coquitiam, V				
Depth/Size ((ft):		Bedrooms:	4		Approx. Year Bu	iilt: 196	60
Frontage (ft)			Bathrooms:	2		Age:	64	
Lot Area: (so	-	8,092.00	Full Baths:	2		Zoning:	RS	
Flood Plain:	•		Half Baths:	0		Gross Taxes:	\$4,	488.24
Rear Yard Ex	xp:	South				For Tax Year:	202	
View:	- F	No				P.I.D.:)-784-958
Style of Hom		Rancher/Bungalow w/Bsn		Par	king:	Total: 10 - Covere	od· 1	
Construction		Frame - Wood			vered Parking:	4	eu. +	
Exterior:		Mixed, Vinyl			king Access:	Front,Lane		
Foundation:		Wixed, this			king:)etachedGrge/Ca	arport,RV Parking Av
Rain Screen					ker:	Ouipoit, oing.o,-		apport, it i canang
Renovations		Partly			ts in Dev:			
# of Fireplac	-	2 - Fuel: Natural Gas			tance to:			
Water Suppl		City/Municipal			e to Land:	Freehold NonStra	ata	
Fuel/Heating	-	Baseboard.Natural Gas			perty Disc:	Yes	ala	
Outdoor Are	•	Fenced Yard, Patio(s) & D	ock(e)		Disc.	165		
Type of Root		Asphalt	ECK(S)		ures Leased:	No		
Floor Finish		Asprian Hardwood,Wall/Wall/Mixe	.م		ures Rmvd:	No		
		······································	-					
View:		No						
Mgmt. Comp		No						
Mgmt. Comp Complex / S	Subdiv:		'' and Grand Otherson (· · · · · · · · · · · · · · · · · · ·				
Mgmt. Comp Complex / S Services Co	Subdiv:	Electricity,Natural Gas,Sa	-					
Mgmt. Comp Complex / S Services Co Legal:	Subdiv:		-		VESTMINSTER LAN	D DISTRICT		
Mgmt. Comp Complex / S Services Co Legal: Amenities:	Subdiv: onnected:	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN	NWP20236, DISTRIC	CT LOT 110, NEW V				
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence	Subdiv: onnected:	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou	NWP20236, DISTRIC	CT LOT 110, NEW V cess,Private Yard,Re	ecreation Nearby,Sho	opping Nearby		
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features:	Subdiv: onnected: ces:	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN	NWP20236, DISTRIC	CT LOT 110, NEW V cess,Private Yard,Re	ecreation Nearby,Sho	opping Nearby		
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	Subdiv: onnected: ces: ric:	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C	CT LOT 110, NEW V cess,Private Yard,Re	ecreation Nearby,Sho	opping Nearby		
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Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: ponnected: ces: ric: ker(s): Type Foyer	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Dr Type Other	ecreation Nearby,Sho oor Opener,Microwa Dimensions 26'11 x 15'9	opping Nearby ve,Vacuum - Built In	Type Storage	Dimensions 19'4 x 14'2
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	Subdiv: connected: ric: ker(s): Type Foyer Living Room	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Main	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type	ecreation Nearby,Sho oor Opener,Microwa Dimensions 26'11 x 15'9	opping Nearby ve,Vacuum - Built In Floor	••	
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Foyer	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Dr Type Other	ecreation Nearby,Sho oor Opener,Microwa Dimensions 26'11 x 15'9	ppping Nearby ve,Vacuum - Built In Floor Below	Storage	19'4 x 14'2
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Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main	Subdiv: connected: ces: ric: ker(s): Type Foyer Living Room Dining Room Kitchen	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Main Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage D Type Other Porch (enclosed) Kitchen	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0	ppping Nearby ve,Vacuum - Built In Floor Below	Storage	19'4 x 14'2
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Foyer Living Room Dining Room Kitchen	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Main Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage D Type Other Porch (enclosed) Kitchen Living Room	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0	ppping Nearby ve,Vacuum - Built In Floor Below	Storage	19'4 x 14'2
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main	Subdiv: connected: ces: ric: ker(s): Type Foyer Living Roor Dining Roor Kitchen Primary Bed	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below Below Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0	ppping Nearby ve,Vacuum - Built In Floor Below	Storage	19'4 x 14'2
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Broke Floor Main Main Main Main Main Main Main Main	Subdiv: Sonnected: ces: ric: ker(s): Type Foyer Living Room Dining Room Dining Room Kitchen Primary Beo Bedroom Bedroom	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5 9'4 x 9'5	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below Below Below Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom Laundry	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0 7' x 9'9	ppping Nearby ve,Vacuum - Built In Floor Below	Storage Other	19'4 x 14'2
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Foyer Living Room Dining Room Dining Room Kitchen Primary Beo Bedroom Bedroom Bedroom	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5 9'4 x 9'5 8'7 x 10'3	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below Below Below Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom Laundry Patio	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0 7' x 9'9	ppping Nearby ve,Vacuum - Built In Floor Below Below	Storage Other	19'4 x 14'2 13'8 x 26'6
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Foyer Living Room Dining Room Dining Room Kitchen Primary Bed Bedroom Bedroom Bedroom	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5 9'4 x 9'5 8'7 x 10'3 1,082 sqft	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below Below Below Below Below Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom Laundry Patio	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0 7' x 9'9	ppping Nearby ve, Vacuum - Built In Floor Below Below Below	Storage Other # of Pieces	19'4 x 14'2 13'8 x 26'6 Ensuite?
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: cennected: ces: ric: ker(s): Type Foyer Living Roorr Dining Roorr Kitchen Primary Bed Bedroom Bedroom Bedroom Cor (Main): cor (Above): cor (Below):	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5 9'4 x 9'5 8'7 x 10'3 1,082 sqft 0 sqft	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below Below Below Below Below Below Below Below Below Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom Laundry Patio 16 3: 2 2	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0 7' x 9'9	ppping Nearby ve,Vacuum - Built In Floor Below Below Below	Storage Other # of Pieces 4	19'4 x 14'2 13'8 x 26'6 Ensuite? No
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: ponnected: ces: ric: ker(s): Type Foyer Living Roorr Dining Roorr Kitchen Primary Beo Bedroom Bedroom Bedroom Door (Main): por (Above): por (Below): por (Bsmt):	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5 9'4 x 9'5 8'7 x 10'3 1,082 sqft 0 sqft 1,082 sqft	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below Below Below Below Below Below Below Below Below Below Below Below Below Below Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom Laundry Patio 16 s: 2 2 Una	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0 7' x 9'9 20'2 x 19'5	ppping Nearby ve,Vacuum - Built In Floor Below Below Below	Storage Other # of Pieces 4	19'4 x 14'2 13'8 x 26'6 Ensuite? No
Mgmt. Comp Complex / S Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok Floor Main Main Main Main Main Main Main Main	Subdiv: Subdiv: Sonnected: ces: ric: ker(s): Type Foyer Living Room Dining Room Kitchen Primary Bed Bedroom Bedroom Bedroom Soor (Main): Soor (Above): Soor (Below): Soor (Bsmt): Soor (Total):	Electricity,Natural Gas,Sa LOT F, BLOCK 15, PLAN Central Location,Golf Cou ClthWsh/Dryr/Frdg/Stve/I RE/MAX All Points Realty Dimensions 4'4 x 9'9 n 13'4 x 13'11 m 8'3 x 10'5 17'8 x 10'3 droom 12'2 x 10'5 9'4 x 9'5 8'7 x 10'3 1,082 sqft 0 sqft 1,082 sqft 0 sqft	NWP20236, DISTRIC urse Nearby,Lane Acc DW,Drapes/Window C y Floor Main Below	CT LOT 110, NEW V cess,Private Yard,Re Coverings,Garage Do Type Other Porch (enclosed) Kitchen Living Room Primary Bedroom Laundry Patio 16 s: 2 2 Una Height:	Dimensions 26'11 x 15'9 6'5 x 4' 13'8 x 9'9 25'1 x 12'0 11'6 x 12'0 7' x 9'9 20'2 x 19'5	ppping Nearby ve,Vacuum - Built In Floor Below Below Below	Storage Other # of Pieces 4	19'4 x 14'2 13'8 x 26'6 Ensuite? No

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!

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