

Depth/Size (ft):	126	Bedrooms:	5	Approx. Year Built:	1962
Frontage (ft):	65.00	Bathrooms:	2	Age:	62
Lot Area: (sq.ft.)	8,190.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,517.62
Rear Yard Exp:	West			For Tax Year:	2024
View:	Yes			P.I.D.:	009-188-614

Style of Home:	2 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Stucco,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	Yes
Floor Finish:	Hardwood,Laminate,Vinyl/Linoleum	Fixtures Rmvd:	No

View: Yes : SFU & NORTH SHORE MOUNTAINS

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 46, PLAN NWP24715, DISTRICT LOT 364, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Private Yard,Recreation Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 9'10	Main	Flex Room	18'6 x 11'11	Below	Bar Room	8'11 x 4'1
Main	Eating Area	9'7 x 8'5	Below	Office	11'4 x 10'7	Below	Laundry	7'9 x 7'8
Main	Living Room	19'11 x 12'11	Below	Bedroom	11'4 x 11'0	Main	Bedroom	6'11 x 7'4
Main	Dining Room	9'4 x 9'10	Below	Foyer	12'9 x 8'6			
Main	Primary Bedroom	12'2 x 10'3	Below	Recreation Room	19'4 x 16'7			
Main	Bedroom	9'11 x 9'10	Below	Kitchen	13'6 x 4'5			
Main	Bedroom	9'1 x 10'3	Below	Den	9'0 x 7'5			

Finished Floor (Main):	1,439 sqft	# Of Rooms:	17	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,436 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite			
Finished Floor (Total):	2,875 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,875 sqft	Beds In Bsmt:	0 / 5			
		# Of Pets:				

Desirable Central Coquitlam. Do You Love the Outdoors & Enjoying Nature? If so you will Love this Location! Steps Away From Como Lake Park As Well as Many other Parks in the Area. This Home is Located on a Large 8190 Sq Ft Corner Lot with Western Idea's to This 2875 Sq Ft Home, Renovate or Build Your Dream Home! This Neighborhood Offers, Fantastic Schools Such as Centennial Senior High, Charles Best (French Immersion), Parkland & Porter Elementary to just Name A Few Plus The Poirier Sport & Leisure Centre & So Much More. Open House Saturday Oct. 19 1-4, Sunday Oct. 20 2-4