R2945919 House/Single Family

1940 FRASER AVENUE PORT COQUITLAM

Glenwood PQ, V3B 1N3

Residential Detached \$1,399,000 (LP)

Depth/Size (ft): 121 33.00 Frontage (ft): 4,016.00 Bedrooms: Bathrooms: **Full Baths:** Half Baths:

5 4 3 1

Approx. Year Built: 1969

55

RA1

2023

\$4,291.67

012-473-987

Lot Area: (sq.ft.) Flood Plain:

Rear Yard Exp:

Style of Home:

Construction:

Foundation:

Exterior:

View:

South No

2 Storey, Basement Entry

Frame - Wood

Other,Stucco

Total: 5 - Covered: 1 Parking:

Age:

Zoning:

P.I.D.:

Gross Taxes:

For Tax Year:

Covered Parking:

Parking Access:

Parking: Locker:

Units in Dev:

Distance to:

DetachedGrge/Carport

Rain Screen: Renovations: Completely

of Fireplaces: 0 - Fuel: City/Municipal Water Supply:

Forced Air, Natural Gas Fuel/Heating: **Outdoor Area:** Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt

Hardwood, Tile, Wall/Wall/Mixed Floor Finish:

Freehold NonStrata Title to Land:

Yes

Floor

Bsmt

Type

Walk-In Closet

Dimensions

3'11 x 8'1

Property Disc: PAD Rental:

Dimensions

9'9 x 8'3

Fixtures Leased: No Fixtures Rmvd: No

View: No

Type

Kitchen

Mgmt. Company: Complex / Subdiv:

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

LOT 14, BLOCK 30, PLAN NWP2039, DISTRICT LOT 464, GROUP 1, NEW WESTMINSTER LAND DISTRICT Legal:

Floor

Bsmt

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Dimensions

10'1 x 15'6

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restric:

Floor

Main

Listing Broker(s): RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Main Dining Room 10'1 x 7'11 Bsmt Kitchen 7'0 x 11'4 Main Living Room 20'6 x 14'5 Bsmt Eating Area 8'1 x 8'10 Main Eating Area 10'1 x 7'11 Bsmt Family Room 11'5 x 16'3 Main Primary Bedroom 10'1 x 14'0 Bsmt Foyer 6'0 x 3'10 Bsmt Bedroom 10'1 x 13'9 Bsmt Bedroom 10'1 x 13'9 Bsmt Bedroom 8'9 x 15'7 Finished Floor (Main): 1,083 sqft # Of Rooms: 15 Bathroom Floor # of Pieces Finished Floor (Above): 0 sqft # Of Kitchens: 2 Main 2 Finished Floor (Below): 0 sqft # Of Levels: 2 Main 3 Finished Floor (Total): 2,635 sqft Suite: Licensed Suite Bsmt 4 Unfinished Floor: 0 sqft Basement: Full	
Main Eating Area 10'1 x 7'11 Bsmt Family Room 11'5 x 16'3 Main Primary Bedroom 10'1 x 14'0 Bsmt Foyer 6'0 x 3'10 Bsmt Bedroom 10'1 x 13'9 Bsmt Bedroom 10'1 x 13'9 Bsmt Bedroom 8'9 x 15'7 Finished Floor (Main): 1,083 sqft # Of Rooms: 15 Bathroom Floor # of Pieces Finished Floor (Above): 0 sqft # Of Kitchens: 2 Main 2 Main 3 Finished Floor (Below): 0 sqft # Of Levels: 2 Main 3 Suite: Licensed Suite Bsmt 3 Finished Floor (Total): 2,635 sqft Crawl/Bsmt Height: Bsmt 4	
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1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 No
Unfinished Floor: 0 sqft Basement: Full	4 No
·	
Grand Total: 2,635 sqft Beds In Bsmt: 4 / 5	
# Of Pets:	

Type

Utility

Welcome to your dream family home! This FULLY RENOVATED gem boasts a brand-new kitchen featuring modern appliances and stylish finishes, perfect for family gatherings and entertaining! All 3.5 bathrooms have been beautifully updated, offering a fresh and contemporary feel. More updates include new flooring, interior & exterior paint, and newer roof done in the last 10 years! Additionally, this property includes a spacious & renovated 2-bedroom rental suite, ideal for generating income or accommodating extended family. With its blend of comfort and functionality, this home is ready to create lasting memories for you and your loved ones! Centrally located close to transit, shopping, dining, and more! A MUST SEE, BOOK YOUR PRIVATE SHOWING TODAY!