

Active
R2423597
 Board: V, Detached
 House/Single Family

190 SAN JUAN PLACE

Coquitlam
 Cape Horn
 V3K 6Y8

\$929,000 (LP)
 (SP)



Days on Market: **35** List Date: **12/5/2019** Expiry Date: **3/31/2020**
 Previous Price: **\$0** Original Price: **\$929,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1990**
 Depth / Size: Frontage (metres): **9.14** Age: **30**
 Lot Area (sq.ft.): **6,574.00** Bedrooms: **5** Zoning: **RES**
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$3,765.87**
 Council Apprv?: Full Baths: **3** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **015-053-091**
 View: **Yes: MOUNTAIN VIEW** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Community, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Vinyl	Dist. to Public Transit:
Foundation: Concrete Perimeter CSA/BCE:	Dist. to School Bus:
Rain Screen:	Title to Land: Freehold NonStrata
Renovations:	Seller's Interest: Court Ordered Sale
# of Fireplaces: 1 R.I. Plumbing:	Property Disc.: No : COURT ORDER
Fireplace Fuel: Natural Gas R.I. Fireplaces:	PAD Rental:
Water Supply: City/Municipal Metered Water:	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Patio(s) & Deck(s)	Registered:
Type of Roof: Asphalt	Floor Finish:

Legal: **LOT 84, PLAN NWP83082, DISTRICT LOT 65, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: **In Suite Laundry** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 15'7	Bsmt	Master Bedroom	7'5 x 11'9'			x
Main	Kitchen	9'4 x 11'11			x			x
Main	Eating Area	11' x 12'8			x			x
Main	Family Room	24'6 x 11'7			x			x
Above	Master Bedroom	18'2 x 11'11			x			x
Above	Bedroom	8'11 x 15'4			x			x
Above	Bedroom	8'11 x 11'4			x			x
Above	Bedroom	11'2 x 19'8			x			x
Bsmt	Living Room	18'6 x 16'8			x			x
Bsmt	Kitchen	18'8' x 12'2			x			x

Finished Floor (Main): 1,084	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,043	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 859	Suite: Legal Suite	3	Above	3	Yes	Pool:
Finished Floor (Total): 2,986 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 4	5				Grg Door Ht:
Grand Total: 2,986 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

List Broker 1: **Park Georgia Realty Ltd. - Office: 604-421-7275** List Broker 2:
 List Desig Agt 1: **Romeo Di Pietra - Phone: 604-250-3547** **romeo@romeorealty.com**
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: 3: Call: **TEXT ONLY Jennifer**
 Sell Sales Rep 1: 2: 3: Phone: **604-250-8705**
 Owner: **CONTINENTAL APPRAISALS LTD PURSUANT TO COURT ORDER**
 Commission: **3% ON THE FIRST \$100,000 & 1% ON THE BALANCE** Occupancy: **Owner**

Realtor Remarks: **Court Order Sale, Schedule "A" forms part of Purchase and sale agreement, all offers subject to Court Approval. Measurements are approx Buyer to verify if deemed important. TEXT ONLY Jennifer to view 604-250-8705. Court Date January 30th @650 Carnarvon Court Room #418 Time 9:45AM**

Mountain view! Featuring 4 bedrooms up PLUS legal a 1 bedroom suite. Private back yard with level driveway located in the cape horn area. Don't miss out! Court Date has been set. Open house Jan 19th 2pm-4pm