



Presented by:  
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**Active**  
**R2431222**  
Board: V  
House/Single Family

**3345 VINCENT STREET**

Port Coquitlam  
Glenwood PQ  
V3B 3T5

Residential Detached

**\$750,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>58.00</b>	Original Price: <b>\$850,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>1</b>	Age: <b>70</b>
Lot Area (sq.ft.): <b>7,076.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,610.02</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-197-877</b>
			Tour:

View: **No** :  
Complex / Subdiv:  
Services Connected: **Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Other**

Legal: **LOT 151, PLAN NWP24730, DISTRICT LOT 479, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 15'			x			x
Main	Kitchen	9'10 x 13'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Family Room	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Laundry	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>795</b>	# of Rooms:	<b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>725</b>	# of Levels:	<b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,520 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>		6				
Grand Total:	<b>1,520 sq. ft.</b>			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court order sale, fixer upper, renovations partly finished value mainly in land OCP shows multiple family designation. Court Date Cancelled until further notice.**