

Presented by:
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Coquitlam, Meadow Brook MLS# V1114965 Residential Detached
958 HOY ST, V3C 3M2 **Active**



List Price: \$745,000

Complex/Subdiv: Meadow Brook

Frontage: 66.00 ft	Bedrooms: 5	PID: 009-363-432
Depth/Size: 132	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 8712.00	Full Baths: 3	Approx Yr Blt: 1989
Rear Yard Exp:	Half Baths: 0	Age at List Date: 26
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,727 (2014)
Flood Plain: No	Zoning: RS1	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Basement Entry	Total Parking: Covered Parking: 2
Construction: Concrete Block	Parking Access: Front, Lane
Foundation: Concrete Slab	Parking Facilities: Add. Parking Avail., Garage; Double
Exterior: Brick, Mixed, Stucco	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Close Dist to School Bus:
Type of Roof: Tile - Concrete	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest: Registered Owner, Court Ordered Sale
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Baseboard, Forced Air	
No. of Fireplaces: 2	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings: /Garage Sz: 30x30
Outdoor Area: Fenced Yard	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL NWP17310 LT 20 DL 381 LD 36

Amenities:

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	15'6" X 13'6"	Below	Bedroom	14'6" X 11'			X
Main F.	Living Room	11' X 20'	Below	Kitchen	13'6" X 11'			X
Main F.	Kitchen	16' X 13'6"			X			X
Main F.	Bedroom	10' X 14'6"			X			X
Main F.	Bedroom	11'3" X 14'3"			X			X
Main F.	Master Bedroom	14' X 11'6"			X			X
Below	Foyer	10' X 10'6"			X			X
Below	Living Room	11' X 20'6"			X			X
Below	Laundry	13'6" X 10'6"			X			
Below	Bedroom	14'6" X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,530	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 1,530	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 3,060	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: Other	7
Grand Total Floor Area: 3,060		8

Listing Broker(s): Keller Williams Elite Realty

Custom built home (1989) being sold by original owner. Well insulated with lots of double glazed windows allowing for plenty of natural light. This large home has a completely finished lower level that is easily suitable with two large kitchens and lots of storage throughout. Plenty of space for a single family, extended family or rental income here. The tile roof has been well maintained and the home has an oversized (30x30) double car garage for your vehicles as well as on street parking out front of the gated, fenced 66'x132' yard. Plenty of gardens, both flower and fruit/vegetable add to the appeal of this home. Comes with Restora Homes comprehensive home system six month warranty package ask me- 604-992-5282