



Presented by:
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Active
R2434608
Board: V
House/Single Family

2975 COMO LAKE AVENUE

Coquitlam
Meadow Brook
V3C 2B7

Residential Detached

\$619,900 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$619,900
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 9999
Depth / Size:	Bathrooms:	2	Age: 999
Lot Area (sq.ft.): 7,410.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,725.78
Rear Yard Exp: East			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?: Yes			P.I.D.: 004-274-105
			Tour:

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

Style of Home: **1 Storey, Basement Entry**
Construction: **Concrete, Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Other**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal, Community**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Metered Water: **N**

Total Parking: **6** Covered Parking: **1** Parking Access: **Side**
Parking: **Add. Parking Avail.**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **4 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Concrete, Mixed**

Legal: **LOT 262, PLAN NWP50951, DISTRICT LOT 378, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Shared Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Private Yard, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'9 x 8'4			x			x
Main	Bedroom	12'5 x 11'9			x			x
Main	Bedroom	9'11 x 9'5			x			x
Main	Living Room	19'3 x 17'6			x			x
Main	Kitchen	17'4 x 11'1			x			x
Main	Other	19' x 16'			x			x
Below	Bedroom	10'3 x 9'7			x			x
Below	Bedroom	10'3 x 10'			x			x
Below	Flex Room	12'6 x 6'9			x			x
		x			x			x
Finished Floor (Main):	1,051	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:	
Finished Floor (Below):	417	# of Levels: 2	2	Main	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3				Pool:	
Finished Floor (Total):	1,468 sq. ft.	Crawl/Bsmt. Height: 4'	4				Garage Sz: 273sqft	
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5				Grg Dr Ht:	
Grand Total:	1,468 sq. ft.	Basement: Crawl, Full, Partly Finished	6					
			7					
			8					

Listing Broker(s): **Sutton Group-West Coast Realty**

Corner lot. Easy access to all Roadways. Near Coquitlam Center, all schools. West Coast Express & more. House needs lots of TLC.