



Presented by:
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Coquitlam, Coquitlam West
417 JOYCE ST, V3K 4G5

MLS# V1044785

Residential Detached
Active



List Price: \$517,000 Previous Price:
 Original Price: \$517,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	2	PID:	007-793-022
Depth/Size:		Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	6,336	Full Baths:	1	Approx Yr Blt:	9999
Rear Yard Exp:	E	Half Baths:	0	Age at List Date:	999
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,372 (2013)
Flood Plain:		Zoning:	RS-1		

View:

Serv. Connected: Electricity, Natural Gas, Water

Style of Home:	Rancher/Bungalow	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Stucco, Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	9999
Flooring:		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:	Sundeck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL NWP9680 LT 3 DL 108 LD 36
 Amenities:
 Site Influences: Central Location, Cul-de-Sac
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'			X			X
Main F.	Kitchen	12' X 11'			X			X
Main F.	Dining	11' X 6'			X			X
Main F.	Other	11' X 11'			X			X
Main F.	Other	11' X 9'			X			X
Main F.	Bedroom	8' X 6'			X			X
Main F.	Bedroom	9' X 8'			X			X
		X			X			X
		X			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,104	Total # Rooms:	7
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,104	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,104		7
			8

Listing Broker(s): RE/MAX Sabre Realty Group, RE/MAX Sabre Realty Group

LOCATION, LOCATION, LOCATION! This West Coquitlam rancher sits on a flat 6336 sq ft lot on small cul-de-sac. Walking distance to Vancouver Golf Club. Close to schools, bus, shopping, parks & recreation. Easy access to Highway 1, Lougheed Highway & Port Mann Bridge.



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Coquitlam, Coquitlam East

MLS# V1047161

Residential Detached

2239 SORRENTO DR, V3K 6P3

Active



List Price:	\$849,000	Previous Price:	
		Original Price:	\$849,000
Complex/Subdiv:			
Frontage:	59.00 ft	Bedrooms:	9
Depth/Size:	118	Bathrooms:	8
Lot Area SqFt:	6,962	Full Baths:	6
Rear Yard Exp:	W	Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RES
View:	Y - MT BAKER, RIVER, BRIDGES		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	013-136-381	Type:	House/Single Family
Approx Yr Blt:	1991	Age at List Date:	23
Taxes:	\$5,197 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Double		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Wood			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	2	R/I Fireplaces:	0	Property Disclosure:	N - AS IS WHERE IS
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	Y - AS IS WHERE IS				
Fixt Removed:	Y - AS IS WHERE IS				

Legal:	PL NWP80618 LT 118 DL 65 LD 36
Amenities:	None
Site Influences:	Central Location, Paved Road, Recreation Nearby, Shopping Nearby
Features Incl:	Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	28' X 13'3	Above	Bedroom	13' X 10'4			X
Main F.	Dining	13'3 X 11'	Above	Bedroom	13' X 13'3			X
Main F.	Kitchen	19' X 14'	Bsmt	Living Room	17' X 12'10			X
Main F.	Family Room	10' X 15'4	Bsmt	Kitchen	8' X 6'			X
Main F.	Bedroom	13' X 10'	Bsmt	Bedroom	12'3 X 9'			X
Main F.	Den	9'10 X 10'3	Bsmt	Family Room	12' X 12'			X
Above	Master Bedroom	16' X 13'4	Bsmt	Bedroom	12' X 11'5			X
Above	Bedroom	12'4 X 9'4						X
Above	Bedroom	12'6 X 10'5						
Above	Bedroom	13'3 X 10'4						

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	2,041	Total # Rooms:	17
Finished Floor Up SqFt:	1,896	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,913	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	5,850	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	Other
Grand Total Floor Area:	5,850		

Listing Broker(s): Landmark Realty Corp.

Enormous 5,000+ sq ft 3 level home! Enjoy views of Mt Baker, Fraser River, and bridges from the multiple decks. All the rooms are large; total of 3 gas fireplaces. There are 10 bedrooms and 10 bathrooms, with all the upstairs bedrooms having their own ensuites! Two master bedrooms upstairs, both with walk-in closets and ensuites. The spacious kitchen has a big island. The finished basement has a bonus in-law suite, with 2 bedrooms and 2 full bathrooms. Two N/G hot water tanks, multi zone heat with in-floor and radiant in the basement, baseboard for top 2 levels. Buyers to confirm all info.



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Coquitlam, Westwood Summit CQ

MLS# V1047585

Residential Detached

1355 HONEYSUCKLE LN, V3E 2N6

Active



List Price: \$849,000 Previous Price: Original Price: \$849,000

Complex/Subdiv:

Frontage: 64.00 ft	Bedrooms: 3	PID: 010-898-565
Depth/Size: 105	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 8,427	Full Baths: 2	Approx Yr Blt: 1989
Rear Yard Exp: SE	Half Baths: 1	Age at List Date: 25
Meas Type: Feet	If New GST/HST Incl: Taxes: \$4,491 (2013)	
Flood Plain: Exempt	Zoning: HSE/SF	
View: Y - -		
Serv. Connected: Electricity, Water		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Tar & Gravel		Dist to School Bus: NEAR
Renovations: Other	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - AS IS WHERE IS
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP77674 LT 95 LD 36 SEC 15 TWP 39

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 16'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Family Room	21' X 13'			X			X
Main F.	Den	11' X 10'			X			X
Above	Master Bedroom	24' X 13'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	11' X 10'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,596	Total # Rooms: 8	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,105	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,701	Basement Area: Partly Finished	5
		6
Unfinished Floor: 0	Suite: Other	7
Grand Total Floor Area: 2,701		8

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Great family home set in a beautiful location.



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Coquitlam, Westwood Plateau

MLS# V1048896

Residential Detached

3155 SILVERTHRONE DR, V3E 3C3

Active



List Price:	\$909,900	Previous Price:	
		Original Price:	\$909,900
Complex/Subdiv:			
Frontage:	0.00 ft	Bedrooms:	6
Depth/Size:		Bathrooms:	6
Lot Area SqFt:	8,324	Full Baths:	5
Rear Yard Exp:	E	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	SFD
View:	Y - CITY		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	018-892-272	Type:	House/Single Family
Approx Yr Blt:	1996	Age at List Date:	18
Taxes:	\$5,549 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	6	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Triple		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Composite			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Hot Water, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal:	PL LMP18382 LT 26 DL 6694 LD 36
Amenities:	
Site Influences:	Cul-de-Sac, Greenbelt, Treed
Features Incl:	Windows - Storm, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Den	13' X 11'6	Below	Living Room	22' X 14'			X
Main F.	Kitchen	14' X 14'	Below	Kitchen	14' X 15'			X
Main F.	Dining	12' X 14'	Below	Dining	8' X 8'			X
Main F.	Living Room	16' X 14'	Below	Bedroom	13' X 13'6			X
Main F.	Family Room	16' X 14'	Below	Bedroom	14' X 12'6			X
Main F.	Nook	10' X 12'			X			X
Above	Master Bedroom	19' X 17'			X			X
Above	Bedroom	14' X 13'			X			X
Above	Bedroom	16' X 12'			X			
Above	Bedroom	15' X 12'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,675	Total # Rooms:	15
Finished Floor Up SqFt:	1,768	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,675	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	5,118	Basement Area:	Full
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	5,118		

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

A diamond in the rough! GREAT POTENTIAL for anyone who is handy and looking to invest some "sweat equity" of their own. This 7 bedroom & den, 6 bathroom home boasts of soaring high ceilings, triple car garage and private fenced yard backing onto a ravine. Desirable location is upscale and very tranquil; property is a corner lot in a cul-de-sac. 4 bedrooms up and each has its own en-suite and walk-in closet! Master bedroom is luxurious with a double-faced fireplace and large 5 piece en-suite. Basement has self-contained separate suite with 3 bedrooms, 1 bathroom and a large kitchen with island.



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Coquitlam, Scott Creek

MLS# V1045819

Residential Detached

2876 MCLAREN CT, V3B 8G1

Active



List Price:	\$989,000	Previous Price:	
		Original Price:	\$989,000
Complex/Subdiv: SCOTT CREEK			
Frontage:	62.00 ft	Bedrooms:	6
Depth/Size:	121	Bathrooms:	6
Lot Area SqFt:	7,524	Full Baths:	4
Rear Yard Exp:	S	Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	SFD
View:	Y - SOUTH-CITY & TREES		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	025-701-304	Type:	House/Single Family
Approx Yr Blt:	2004	Age at List Date:	10
Taxes:	\$5,481 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	5	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Mixed, Stone, Wood				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	
Type of Roof:	Tile - Concrete			Dist to School Bus:	5
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - SOLD AS IS WHERE IS
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - DINING ROOM WALL LAMP				

Legal:	LOT C SECTION 10 TOWNSHIP 30 NEW WESTMINSTER DISTRICT PLAN BCP6563
Amenities:	In Suite Laundry
Site Influences:	Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'	Above	Bedroom	14' X 11'			X
Main F.	Dining	13' X 10'6	Bsmt	Kitchen	11' X 9'			X
Main F.	Den	10' X 10'	Bsmt	Living Room	17' X 14'			X
Main F.	Kitchen	14'6 X 11'	Bsmt	Bedroom	11' X 10'			X
Main F.	Eating Area	14' X 10'	Bsmt	Bedroom	11' X 10'			X
Main F.	Great Room	16' X 16'	Bsmt	Recreation Room	12' X 12'			X
Main F.	Laundry	9' X 5'	Bsmt	Media Room	16' X 11'			X
Above	Master Bedroom	20' X 13'						X
Above	Bedroom	12' X 10'6						X
Above	Bedroom	11'4 X 10'						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,594	Total # Rooms:	17
Finished Floor Up SqFt:	1,234	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,594	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,422	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	4,422		

Listing Broker(s): Royal LePage West R.E.S.

WOW!!! Originally Custom Built Home. Located on a desirable level cul-de-sac, perfect for kids to play. Sunny South exposure off the back deck overlooks the fenced back yard w/fish pond. Parking is perfect with the 3 car garage (1 tandem ideal for boat or your toys). The home has many nice features including wood floors, slate tile in kitchen, Huge soaring 20' ceilings in the family room right off the kitchen, plus a cross hall living and dining room. Upstairs is great for the growing family: each bedroom has an ensuite, with the Master suite offering a huge walk in shower, 2 person soaker tub, walk in closet. Upstairs hallway overlooks the family rooms 20' ceilings. The basement has a 2 bed suite separate from the rec room.



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Coquitlam, Westwood Plateau

MLS# V1045968

Residential Detached

3088 FIRESTONE PL, V3E 3E1

Active



List Price: \$1,289,800 Previous Price: \$1,318,800
 Original Price: \$1,359,800

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	6	PID:	019-020-538
Depth/Size:		Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	12,378	Full Baths:	5	Approx Yr Blt:	2001
Rear Yard Exp:	S	Half Baths:	1	Age at List Date:	13
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$7,182 (2013)
Flood Plain:		Zoning:	SFD		

View:

Serv. Connected: Community, Electricity, Natural Gas

Style of Home:	2 Storey w/Bsmt.	Total Parking:	5	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Concrete			Possession:	
Renovations:		Reno Year:	2013	Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Tile, Wall/Wall/Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Electric, Natural Gas				
No. of Fireplaces:	4	R/I Fireplaces:		Property Disclosure:	N - ORDER FOR CONDUCT
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL LMP18243 LT 68 LD 36 SEC 23 TWP 39
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'8" X 14'	Above	Bedroom	12' X 11'			X
Main F.	Dining	14' X 12'	Above	Laundry	8' X 6'			X
Main F.	Kitchen	16' X 13'	Below	Living Room	17' X 12'			X
Main F.	Eating Area	11' X 11'	Below	Eating Area	10' X 7'			X
Main F.	Family Room	17'6" X 16'	Below	Kitchen	9' X 9'			X
Main F.	Den	12' X 12'	Below	Bedroom	12' X 12'			X
Main F.	Hobby Room	16' X 15'	Below	Recreation Room	15' X 13'			X
Above	Master Bedroom	15' X 14'	Below	Bedroom	11' X 10'5"			X
Above	Bedroom	14' X 12'5"						
Above	Bedroom	12' X 12'						

Floor Area (SqFt):		Total # Rooms:	18	Bathrooms	
Main Floor Area SqFt:	1,876	# Kitchens:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,838	Finished Levels:	3	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,666	Basement Area:	Full	4	4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	5,380	Suite:	Legal Suite	5	3 Piece; Ensuite: N; Level: Bsmt
				6	4 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor:	0			7	
Grand Total Floor Area:	5,380			8	

Listing Broker(s): Evergreen West Realty

Prestigious Hampton Green in Westwood Plateau. Over 5,000 sqft building on 12,300 lot, green belt, this home has it all, two bedroom legal suite, elegant entrance with two-sided spiral staircase, leads to formal living room/dining room, super-size kitchen and family room is facing to a manicured backyard with wooden patio and pond for your summer entertainment. Four bedroom and three full bathrooms, and many more to list..



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Coquitlam, Westwood Plateau

MLS# V1039010

Residential Detached

3088 PLATEAU BV, V3E 2Y8

Active



List Price: \$1,369,900 Previous Price: \$1,385,000
 Original Price: \$1,385,000

Complex/Subdiv: Westwood Plateau

Frontage:	0.00 ft	Bedrooms:	6	PID:	018-422-179
Depth/Size:	0	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	13,239	Full Baths:	6	Approx Yr Blt:	2000
Rear Yard Exp:		Half Baths:	0	Age at List Date:	13
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$8,150 (2013)
Flood Plain:	No	Zoning:	SFD		
View:	Y - City, Partial Mountain view				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple
Exterior:	Stone, Stucco		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Tile - Composite		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Mixed		Title to Land:
Water Supply:	City/Municipal		Seller's Interest:
Heat/Fuel:	Radiant		Mortgage Info:
No. of Fireplaces:	3	R/I Fireplaces:	Property Disclosure:
Fireplace Fuel:	Gas - Natural		Out Buildings:
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL LMP11822 LT 68 DL 6769 LD 36 SEC 14 TWP 39 GROUP 1.
 Amenities: None
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Jetted Bathtub, Microwave, Pantry, Range, Security System, Smoke Alarm, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 16'	Bsmt	Bedroom	22' X 15'			X
Main F.	Kitchen	20' X 13'	Bsmt	Bedroom	13'9" X 9'			X
Main F.	Dining	22' X 13'6"	Bsmt	Kitchen	16' X 12'			X
Main F.	Nook	19' X 13'	Bsmt	Family Room	21' X 13'			X
Main F.	Family Room	14' X 13'	Main F.	Office	22' X 15'			X
Main F.	Kitchen	12' X 7'	Main F.	Laundry	15' X 6'5"			X
Above	Master Bedroom	17' X 16'			X			X
Above	Bedroom	17' X 13'			X			X
Above	Bedroom	14' X 12'			X			
Above	Bedroom	15' X 13'			X			

Floor Area (SqFt):		Total # Rooms:	16	Bathrooms	1 4 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	2,211	# Kitchens:	3		2 6 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	1,983	Finished Levels:	3		3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	1,638	Crawl/Bsmt Height:			4 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	Fully Finished		5 4 Piece; Ensuite: Y; Level: Bsmt
Total Finished Floor SqFt:	5,832	Suite:	None		6 3 Piece; Ensuite: Y; Level:Bsmt
Unfinished Floor:	0				7
Grand Total Floor Area:	5,832				8

Listing Broker(s): Multiple Realty Ltd.

A dream home with city view. Extensive use of Granite throughout. Main floor boasts formal living and dining room. Spacious gourmet kitchen plus wok kitchen. There are 7 bedrooms with 6 bathrooms. Grand style master bedroom with panoramic view. Walk-out basement, radiant heat. Listed below assessed value. Sold as is, where is. Allow time for showing. OPEN HOUSE JAN 26 1pm-430pm.