

Coquitlam, Coquitlam West

Presented by: Nikki Cvitanovic RE/MAX Westcoast Cell: 778-926-6464 Email: <u>nikki@nikkicvit.ca</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1044785

Residential Detached Active

		5	List Price:	\$517,000	Previous Price:			
7					Original Price:	\$517,	000	
			Complex/Subdiv:					
Canada -			Frontage:	0.00 ft	Bedrooms:	2	PID:	007-793-022
			Depth/Size:	())(Bathrooms:	1	Type:	House/Single Fami
		Constanting of the second	Lot Area SqFt: Rear Yard Exp:	6,336 E	Full Baths: Half Baths:	1 0	Approx Yr Blt: Age at List Date:	9999 999
and the second second	t.	ALL CONTRACTOR	Meas Type:	Feet	If New GST/HST In		Taxes:	\$3,372 (2013)
			Flood Plain:	1001	Zoning:	RS-1	Tuxes.	<i>40,072</i> (2010)
it and the	The second		View:		5			
				Electricity,	Natural Gas, Water			
/le of Home:	Rancher/Bu	ingalow			Total Parking:		Covered	d Parking:
nstruction:	Frame - Wo	od			Parking Access:			
undation:	Concrete Pe				Parking Facilities:	Open		
terior:	Stucco, Woo	d			Dist to Dul !! T		Dist t- 0	abool Duci
inscreen:	Acabalt		R/I Plumbing:		Dist to Public Trans: Possession:		DIST TO S	chool Bus:
pe of Roof: enovations:	Asphalt		Reno Year:	9999	Possession: Title to Land:	Freehol	d NonStrata	
poring:			NENU TEAL.		Seller's Interest:		Ordered Sale	
ater Supply:	City/Munici	pal			Mortgage Info:	\$0		
eat/Fuel:	Natural Gas				55 -			
o. of Fireplaces:	0		R/I Fireplaces:		Property Disclosure:	Υ		
replace Fuel:					Out Buildings:			
utdoor Area:	Sundeck(s)							
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Style of Home:

Construction:

Foundation:

Rainscreen: Type of Roof:

Renovations.

Water Supply:

No. of Fireplaces:

Fireplace Fuel:

Outdoor Area:

Fixt Removed:

Pad Rental: Fixtures Lease

Legal:

Amenities:

Heat/Fuel:

Exterior:

Flooring:

Presented by: Nikki Cvitanovic **RE/MAX** Westcoast Cell: 778-926-6464 Email: nikki@nikkicvit.ca Website: www.nikkicvit.ca

MLS# V1047161

\$849,000

Previous Price:

Original Price:

\$849,000



Residential Detached

Active

Coquitlam, Coquitlam East 2239 SORRENTO DR, V3K 6P3 List Price:



Wood

None

Bedrooms: Frontage: 59.00 ft 9 PID: 013-136-381 Bathrooms: Depth/Size: 118 8 House/Single Family Type: 6,962 Full Baths Approx Yr Blt: Lot Area SqFt: 6 1991 Rear Yard Exp: Half Baths: W 2 Age at List Date: 23 Meas Type: If New GST/HST Incl: \$5,197 (2013) Feet Taxes: Flood Plain: Zoning: RES No View: Y - MT BAKER, RIVER, BRIDGES Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Covered Parking: 2 2 Storey w/Bsmt. Total Parking: 4 Frame - Wood Parking Access: Front Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage; Double Stucco Dist to School Bus: R/I Plumbing: No Dist to Public Trans: Possession: Reno Year Title to Land: Freehold NonStrata Laminate, Mixed Seller's Interest: Court Ordered Sale City/Municipal \$0 Mortgage Info: Forced Air R/I Fireplaces: 0 Property Disclosure: N - AS IS WHERE IS Gas - Natural Out Buildings: Balcony(s); Patio(s) or Deck(s) Y - AS IS WHERE IS Y - AS IS WHERE IS PL NWP80618 LT 118 DL 65 LD 36 Dimensions Dimensions Floor Туре Dimensions Floor Туре 28' X 13'3 X 10'4 Above Bedroom 13' 13'3 X 11' Above Bedroom 13' X 13'3 19' X 14' Bsmt Living Room 17' X 12'10 10' X 15'4 Bsmt Kitchen 8' X 6'

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby Features Incl. Windows - Thermo Floor Туре Living Room Main F. Main F. Dining Main F. Kitchen Main F. Family Room Main F. Bedroom 12'3 X 9' Bedroom 13' X 10' Bsmt Main F 9'10 X 10'3 Family Room 12' X 12' Den Bsmt Above Master Bedroom 16' X 13'4 Bsmt Bedroom 12' X 11'5 Above Bedroom 12'4 X 9'4 Х Above Bedroom 12'6 X 10'5 Х 13'3 X 10'4 Above Bedroom Х Floor Area (SqFt): Bathrooms Main Floor Area SqFt: 2,041 Total # Rooms: 17 1 4 Piece; Ensuite: N; Level: Main F. 1,896 # Kitchens: 2 5 Piece; Ensuite: Y; Level: Above Finished Floor Up SqFt: 2 0 3 4 Piece; Ensuite: Y; Level: Above Finished Floor Down: Finished Levels: 3 1,913 4 4 Piece; Ensuite: N; Level: Above Finished Floor Bsmt SaFt: Crawl/Bsmt Height: Total Finished Floor SqFt: 5,850 Basement Area: Fully Finished 5 2 Piece; Ensuite: N; Level: Above 6 2 Piece; Ensuite: N; Level: Above Unfinished Floor: 0 Suite: Other 7 4 Piece; Ensuite: N; Level: Bsmt Grand Total Floor Area: 5 850 8 4 Piece; Ensuite: N; Level: Bsmt 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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Loi Area Sqf:: 0,427 Full Baths:: 2 Apprat Ita Date: 25 Mas Type: Feet If New GST/HST Incl: Taxes: S4,491 (2013) Style of Home: 2 Storey Frame - Wood Taxes: S4,491 (2013) Style of Home: 2 Storey Frame - Wood Total Parking: 2 Covered Parking: 2 Style of Home: 2 Storey Frame - Wood Total Parking: 2 Covered Parking: 2 Style of Home: Concrete Perimeter Frame - Wood Total Parking: 2 Covered Parking: 2 Starkuttion: Concrete Perimeter Frame - Wood Total Parking Facilities: Other Dist to Public Trans: N FAR Starkortion: Other R/I Plumbing: Dist to Public Trans: N FAR Dist to School Bus: N FAR Nordigae Info: Other Reno Year: Sole Storer Starkortion: Out Policiosarre: N - AS IS WHERE IS Out Buildings: Property Disclosarre: N - AS IS WHERE IS Out Buildings: N - AS IS WHERE IS Out Buildings: Control Concrete Remarks: Control Concrete Stare X X	Original Price: \$849,000 Complex/Stability: Complex/Stability: O 10.898.565 DeptifySize: 105 3 P D: 0.10.898.565 DeptifySize: 105 3 Type: House/Single Famility DeptifySize: 105 4.227 Full Baths: 2 Appent Vite: 1.499.2 Starting: Full Baths: 2 Appent Vite: Table Parking: Covered Parking: 2 Starting: Full Parking: Covered Parking: Covered Parking: 2 Covered Parking: 2 Starting: Tark & Gravel R/F Humbing: Dist to Fullic Trans: NEAR Dist to School Bus: NEAR Starting: City/Municipal R/F Humbing: Dist to Fullic Trans: NEAR Dist to School Bus: NEAR Vate Gravel R/F Fungheose: Property Disclosure: N - AS IS WHERE IS Other Starterist Mixed R/F Fingheose: Property Disclosure: N - AS IS WHERE IS Other Starterist Difference: Central Location. Recreation Nearby, Shopping Nearby Other See Remarks: X X X <th>355 HONEY</th> <th>vood Summit CQ /SUCKLE LN</th> <th></th> <th>16</th> <th>MLS# V</th> <th>1047585</th> <th></th> <th></th> <th>Residential Detach Activ</th>	355 HONEY	vood Summit CQ /SUCKLE LN		16	MLS# V	1047585			Residential Detach Activ
Complex/Subdiv: Complex/Subdiv: 3 P1D: 010-898-565 Frontage: 64.00 ft Bedrooms: 3 P1D: House/Single Familie Lot Area SqF1: 8.4.27 Full Baths: 2 Approx 1181: 1989 Lot Area SqF1: 8.4.27 Full Baths: 2 Approx 1181: 1989 Lot Area SqF1: Fael Status 2 Approx 1181: 1989 Style of Hom: 2 Strorey Hill Baths: 2 Approx 1181: 1989 Style of Hom: 2 Storey Fort Hall Baths: 2 Approx 1181: 1989 Style of Hom: Concrete Perimeter Fort Storey Total Parking Access: Front Fort Statiscreen: Mixed R/I Rumbing: Dat to Public Trans: NEAR Dat to School Bus: NEAR Statiscreen: Other Reno Year: Total Parking Scass: Court of Care of School Bus: NEAR Marce Supplicition: Mixed R/I Fireplaces: Property Disclosure: N - AS IS WHERE IS Outhor Areas Spf: Cart of Care of School Bus: Nearby: School Bus: Nearby:	Complex/Subdiv: Complex/Subdiv: 3 P1D: 010-898-56.5 Frontage: 6.4.00 ft Bathooms: 3 Type: House/Single Familie Lot Area Saft: 6.4.27 Full Baths: 2 Approx 18t: 1969 Lot Area Saft: 6.4.27 Full Baths: 2 Approx 18t: 1969 Lot Area Saft: 6.4.27 Full Baths: 2 Approx 18t: 1969 Lot Area Saft: Fare Feet If New GST/HST Incl: Taxes: \$4.491 (2013) Storey Concrete Perimeter Xerring: Yer: Yer Storey Storey Concrete Perimeter Rin Fumbing: Dist to Public Trans: NCAR Dist to School Bus: NEAR Yaer Saft Storey Prostocolon Ron Year: Total Parking Satitities: Other Storey Mixed Rin Fumbing: Dist to Public Trans: N AS IS WHERE IS Storey Court of drated Sale Mixed Soler's Interest: Court of drated Sale Vieter Sugit Mixed Ri					\$849,000		\$849,00	00	
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	Great family home set in a beautiful location.	Above Mas Above Bedi Above Bedi Main Floor Area S Inished Floor Up Inished Floor Do Inished Floor Bsr Total Finished Floor: Grand Total Floor	room <u>Ft):</u> SqFt: SqFt: wn: mt SqFt: or SqFt: Area:	11' X X X 1,596 1,105 0 2,701 2,701	10' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Heigh Basement Area: Suite:	1 2 t: Partly Fin	X X X	1 2 Pie 2 4 Pie 3 4 Pie 4 5 6 7	ece; Ensuite: ece; Ensuite:	N; Level: Main F. Y; Level: Above
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Presented by: Nikki Cvitanovic RE/MAX Westcoast Cell: 778-926-6464 Email: <u>nikki@nikkicvit.ca</u> Website: <u>www.nikkicvit.ca</u>



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Construction: Frame - Wood Parking Access: Front Foundation: Concrete Perimeter Parking Access: Add. Parking Avail., Garage: Triple Exterior: Mixed, Stucco R/I Plumbing: Dist to Public Trans: Dist to School Bus: Type of Roof: Tile - Composite Possession: Freehold NonStrata Renovations: Reno Year: Tille to Land: Freehold NonStrata No of Fireplaces: 3 R/I Fireplaces: Property Disclosure: Y Outdoor Area: Balcony(s): Patio(s) or Deck(s), Fenced Yard Out Buildings: Out Buildings: Outdoor Area: Balcony(s): Patio(s) or Deck(s), Fenced Yard Out Buildings: Y Dutdoor Area: Balcony(s): Patio(s) or Deck(s), Fenced Yard Parking Rooms 14' X 15' X Rain F. Dimensions Type Below Eloor Type Imensions X Main F. Living Room 13' X 13'6 X X Main F. Dining 12' X 14' Below Below X Main F. Dimensions 16' X 14' Below 14' X 15' X Main F. Diming 12' X 14' Below X X Main F. Nook 10' X 12' X X			Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View:	0.00 ft 8,324 E Feet Y - CITY	Bathrooms: Full Baths: Half Baths: If New GST/HST Ind Zoning:	6 Type: 5 Approx Yr 1 Age at List CI: Taxes: SFD	House/Single Family Blt: 1996 Date: 18 \$5,549 (2013)
Exterior: Mixed, Stucco R/I Plumbing: Dist to Public Trans: Dist to School Bus: Rainscreen: Title - Composite Reno Year: Dist to Public Trans: Dist to School Bus: Renovations: Reno Year: Title to Land: Freehold NonStrata Flooring: Mixed Seller's Interest: Court Ordered Sale Water Supply: City/Municipal Mortgage Info: \$0 Heat/Fuel: Hot Water, Natural Gas Nord Fireplaces: Property Disclosure: Y Outdoor Area: Balcony(s): Patio(s) or Deck(s), Fenced Yard Pad Rental: Fireplaces: Cul-de-Sac, Greenbelt, Treed Fatures Icas: Cul-de-Sac, Greenbelt, Treed Eloor Type Dimensions Eloor Type Main F. Dining 12' X 14' Below Dining 8' X 8' X Main F. Dining 12' X 14' Below Bedroom 13' X 12'6 X Main F. Nook 10' X 12' X A X X Main F. Nook 10' X 12' X A X Main F. Nook 10' X 12' X X X Main F. Nook 10' X 12' X X Main F. <	Construction: Frame - Woo	d			Parking Access:	Front	5
Legal: Amenities: Site Influences: Features Incl:PL LMP18382 LT 26 DL 6694 LD 36 Amenities: Windows - Storm, Vaulted CeilingFloor Features Incl:Cul-de-Sac, Greenbelt, Treed Windows - Storm, Vaulted CeilingFloor Main F. Main F.Dimensions Ta' X 11'6Floor Below Living RoomDimensions 22' X 14'Floor Type Living RoomType X X XMain F. Main F. Dining13' X 11'6Below Below Living RoomDimensions 22' X 14'Floor Type Dimensions X XType X XDimensions X XMain F. Main F. Living Room14' X 14' Below Below BedroomBelow Bedroom13' X 13'6X X X X X XX X X XMain F. Main F. Nook Main F. Nook Above Bedroom10' X 12' X X X X X X X X Above Bedroom14' X 13' X 13' X X X X X X X X X X 	Exterior:Mixed, StuccoRainscreen:Tile - ComposType of Roof:Tile - ComposRenovations:Flooring:Flooring:MixedWater Supply:City/MunicipHeat/Fuel:Hot Water, NNo. of Fireplaces:3Fireplace Fuel:Gas - NaturalOutdoor Area:Balcony(s); FPad Rental:Fixtures Leas;NN	o site al atural Gas	Reno Year: R/I Fireplaces:		Dist to Public Trans: Possession: Title to Land: Seller's Interest: Mortgage Info: Property Disclosure:	Di Freehold NonStra Court Ordered Sa \$0	st to School Bus: ta
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 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' K X X X X Above Master Bedroom 19' X 17' X X X X X Above Bedroom 16' X 12' X X X X X Above Bedroom 16' X 12' X X X X X Above Bedroom 16' X 12' X X X X Above Bedroom 15' X 12' X X X X Above Bedroom 15' X 12' X X	Legal: PL LMP1838 Amenities: Site Influences: Cul-de-Sac, C	Greenbelt, T	reed				
Main Floor Area SqFt:1,675Total # Rooms:151 2 Piece; Ensuite: N; Level: Main F.Finished Floor Up SqFt:1,768# Kitchens:22 5 Piece; Ensuite: Y; Level: AboveFinished Floor Down:0Finished Levels:33 4 Piece; Ensuite: Y; Level: AboveFinished Floor Bsmt SqFt:1,675Crawl/Bsmt Height:4 4 Piece; Ensuite: Y; Level: Above	Main F.DenMain F.KitchenMain F.DiningMain F.Living RoomMain F.Family RoomMain F.NookAboveMaster BedroomAboveBedroomAboveBedroom	13' X 11' 14' X 14 12' X 14 16' X 14 16' X 14 10' X 12 19' X 17 14' X 13 16' X 12	6 Below Below Below Below Below	Living Room Kitchen Dining Bedroom	22' X 14' 14' X 15' 8' X 8' 13' X 13'6 14' X 12'6 X X X X		X X X X X X X X
Unfinished Floor:0Suite:Unauthorized Suite64 Piece; Ensuite: N; Level:BelowGrand Total Floor Area:5,1188	Main Floor Area SqFt: 1 Finished Floor Up SqFt: 1 Finished Floor Down: 1 Finished Floor Bsmt SqFt: 1 Total Finished Floor SqFt: 5 Unfinished Floor:	,768 0 , <u>675</u> ,118 0	# Kitchens: Finished Levels: Crawl/Bsmt Heigh Basement Area:	2 3 t: Full	zed Suite	 2 Piece; Ensu 5 Piece; Ensu 4 Piece; Ensu 	uite: Y; Level: Above uite: Y; Level: Above uite: Y; Level: Above uite: Y; Level: Above

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.



2876 MCLAREN CT, V3B 8G1

Coquitlam, Scott Creek

Presented by: Nikki Cvitanovic RE/MAX Westcoast Cell: 778-926-6464 Email: <u>nikki@nikkicvit.ca</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1045819

Residential Detached

	List Price:	\$989,000	Previous Price: Original Price:	\$989,000	
	Complex/Subdiv	V: SCOTT CREE	EK		
	Frontage: Depth/Size: Lot Area SqFt:	62.00 ft 121 7,524	Bedrooms: Bathrooms: Full Baths:	6 PID: 6 Type: 4 Approx Yr Blt:	025-701-304 House/Single Famil 2004
	Rear Yard Exp: Meas Type: Flood Plain:	S Feet No	Half Baths: If New GST/HST In Zoning:	2 Age at List Date: cl: Taxes: SFD	10 \$5,481 (2013)
	View: Serv. Connecte		CITY & TREES Natural Gas, Sanita	ary Sewer, Storm Sewer,	Water
tyle of Home: 2 Storey w/Bsm	t.		Total Parking:	5 Covered	d Parking: 3
Construction: Frame - Wood			Parking Access:	Front	0
oundation: Concrete Perime xterior: Mixed, Stone, We			Parking Facilities:	Garage; Triple	
ainscreen: ype of Roof: Tile - Concrete	R/I Plumbing	•	Dist to Public Trans: Possession:	Dist to Se	chool Bus: 5
enovations:	Reno Year:		Title to Land:	Freehold NonStrata	
looring: Hardwood, Wall/ /ater Supply: City/Municipal			Seller's Interest: Mortgage Info:	Court Ordered Sale \$0	
leat/Fuel: Forced Air, Natu lo. of Fireplaces: 2	ral Gas R/I Fireplace	s:	Property Disclosure:	N - SOLD AS IS WHERE	IS
replace Fuel: Gas - Natural utdoor Area: Balcony(s); Pati	o(s) or Deck(s), Fence		Out Buildings:		
Amenities: In Suite Laundry Site Influences: Central Location	10 TOWNSHIP 30 NE			N BCP6563 tion Nearby, Shopping N	earby
ixtures Leas: N ixt Removed: Y - DINING ROC egal: LOT C SECTION menities: In Suite Laundry ite Influences: Central Location eatures Incl: loor <u>Type</u> Dime fain F. Living Room 13 fain F. Den 10 fain F. Den 10 fain F. Kitchen 14' fain F. Great Room 16 fain F. Great Room 16 fain F. Laundry 9' bove Master Bedroom 20	10 TOWNSHIP 30 NE , Cul-de-Sac, Golf Cou <u>nsions</u> ' X 12' Above ' X 10'6 Bsmt ' X 10' Bsmt 5 X 11' Bsmt ' X 10' Bsmt		Dimensions 14' X 11' 11' X 9' 17' X 14' 11' X 10' 11' X 10'	tion Nearby, Shopping N <u>Floor Type</u>	earby <u>Dimensions</u> X X X X X X X X X X
ixtures Leasi N ixt Removed: Y - DINING ROC egal: LOT C SECTION In Suite Laundry ite Influences: Central Location eatures Incl: Coor Type Dime Main F. Living Room 13 Main F. Den 10 Main F. Den 10 Main F. Kitchen 14' Main F. Eating Area 14 Main F. Great Room 16 Main F. Laundry 9' Noove Master Bedroom 20 Noove Bedroom 12	10 TOWNSHIP 30 NE , Cul-de-Sac, Golf Cou nsions Floor ' X 12' Above ' X 10'6 Bsmt ' X 10' Bsmt ' X 16' Bsmt ' X 16' Bsmt ' X 13' S''	rse Nearby, Pri <u>Type</u> Bedroom Kitchen Living Room Bedroom Bedroom Recreation Ro	Dimensions 14' X 11' 11' X 9' 17' X 14' 11' X 10' 11' X 10' 00m 12' X 12' 16' X 11' X	tion Nearby, Shopping N <u>Floor Type</u>	Dimensions X X X X X X X X X X X
ixtures Leasi N ixt Removed: Y - DINING ROC egal: LOT C SECTION In Suite Laundry ite Influences: Central Location eatures Incl: Coor Type Dime Main F. Living Room 13 Main F. Den 10 Main F. Den 10 Main F. Kitchen 14' Main F. Eating Area 14 Main F. Great Room 16 Main F. Laundry 9' Noove Master Bedroom 20 Noove Bedroom 12	10 TOWNSHIP 30 NE , Cul-de-Sac, Golf Cou nsions Floor ' X 12' Above ' X 10'6 Bsmt ' X 10' Bsmt ' X 16' Bsmt ' X 16' Bsmt ' X 10' Bsmt ' X 10'6 4 X 10'6 4 Total # Rooms: 4 # Kitchens: 0 Finished Levels: '4 Crawl/Bsmt Heig	rse Nearby, Pri Type Bedroom Kitchen Living Room Bedroom Bedroom Recreation Ro Media Room 17 2 3	Dimensions 14' X 11' 11' X 9' 17' X 14' 11' X 10' 11' X 10' 11' X 10' 00m 12' X 12' 16' X 11' X X X X	tion Nearby, Shopping N <u>Floor Type</u>	Dimensions X X X X X X X X X X X X X X X X X X X
ixtures Leas N ixt Removed: Y - DINING ROO egal: LOT C SECTION menities: In Suite Laundry ite Influences: Central Location eatures Incl: loor Type Dime Main F. Living Room 13 Main F. Den 10 Main F. Den 10 Main F. Kitchen 14' Main F. Eating Area 14 Main F. Creat Room 16 Main F. Laundry 9' bove Master Bedroom 20 bove Bedroom 12' bove Bedroom 12' bove Bedroom 11' <u>Ioor Area (SqFt):</u> lain Floor Area SqFt: 1,59 inished Floor Dg SqFt: 1,59 otal Finished Floor SgFt: 4,42	10 TOWNSHIP 30 NE , Cul-de-Sac, Golf Cou nsions Floor ' X 12' Above ' X 10'6 Bsmt ' X 10' Bsmt Ssmt ' X 10' Bsmt Ssmt ' X 10' Bsmt X 10' Bsmt ' X 10' Bsmt Ssmt ' X 10' Bsmt Bsmt ' A Socord Finished Levels: ' Crawl/Bsmt Heig Basement Area: 0 Suite:	rse Nearby, Pri Type Bedroom Kitchen Living Room Bedroom Recreation Ro Media Room 17 2 3 ht: Full, Fully F	Dimensions 14' X 11' 11' X 9' 17' X 14' 11' X 10' 11' X 10' 11' X 10' 00m 12' X 12' 16' X 11' X X X X	tion Nearby, Shopping N Floor Type Bathrooms 1 2 Piece; Ensuite: N 2 5 Piece; Ensuite: N 3 4 Piece; Ensuite: N 4 4 Piece; Ensuite: N 5 2 Piece; Ensuite: N 6 4 Piece; Ensuite: N	Dimensions X X X X X X X X X X X X X X X X X X X

back deck overlooks the fenced back yard w/fish pond. Parking is perfect with the 3 car garage (1 tandemideal 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.



Presented by: Nikki Cvitanovic RE/MAX Westcoast Cell: 778-926-6464 Email: <u>nikki@nikkicvit.ca</u> Website: <u>www.nikkicvit.ca</u>



Coquitlam, Westwood Plateau 3088 FIRESTONE PL, V3E 3E1

MLS# V1045968

		List Price:	\$1,289,800	Previous Price: Original Price:	\$1,318,800 \$1,359,800	
		Complex/Subdiv: Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View: Serv. Connected:	0.00 ft 12,378 S Feet Community,	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HST In Zoning: Electricity, Natura	6 Type: 5 Approx Yr Blt: 1 Age at List Date: cl: Taxes: SFD	019-020-538 House/Single Family 2001 13 \$7,182 (2013)
Style of Home: 2 Storey w/ Construction: Frame - Wo Foundation: Concrete P Exterior: Stucco Rainscreen: Tile - Concr Type of Roof: Tile - Concr Renovations: Flooring: Hardwood, Water Supply: City/Munici Electric, Na No. of Fireplaces: 4	od erimeter rete Tile, Wall/Wa pal tural Gas	R/I Plumbing: Reno Year:	2013	Total Parking: Parking Access: Parking Facilities: Dist to Public Trans: Possession: Title to Land: Seller's Interest: Mortgage Info: Property Disclosure: Out Buildings:		
Fireplace Fuel: Gas - Natur Outdoor Area: Balcony(s); Pad Rental: Fixtures Leas: N Fixt Removed:	Patio(s) or I	Deck(s)				
Dutdoor Area: Balcony(s); Pad Rental: Fixtures Leas: N Fixt Removed: Legal: PL LMP182 Amenities: Site Influences:	Patio(s) or I	36 SEC 23 TW ridge/Stove/DW <u>Floor</u>	P 39	Dimensions 12' X 11'	<u>Floor Type</u>	<u>Dimensions</u> X
Dutdoor Area: Balcony(s); Pad Rental: Fixtures Leas: Fixt Removed: N Legal: PL LMP182 Amenities: Site Influences: Features Incl: Clothes Wa	Patio(s) or I 243 LT 68 LD sher/Dryer/F <u>Dimensions</u>	36 SEC 23 TW ridge/Stove/DW Floor Above Above Below Below Below Below Below Below Below Below Below Below	P 39 / Type	<u>Dimensions</u> 12' X 11' 8' X 6' 17' X 12' 10' X 7' 9' X 9' 12' X 12'		

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.



Coquitlam, Westwood Plateau

3088 PLATEAU BV, V3E 2Y8

Presented by: Nikki Cvitanovic RE/MAX Westcoast Cell: 778-926-6464 Email: <u>nikki@nikkicvit.ca</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1039010

Residential Detached Active

			i I i	st Price:	\$1,369,900	Previou	us Price:	\$1.38	35,000	
× 8 × 3		Tre 12			¢.,00,,,00		I Price:		35,000	
			Co	mplex/Subdiv:	Westwood P	ateau				
	A		Fr	ontage:	0.00 ft	Bedrooms:		6	PID:	018-422-179
				epth/Size:	0	Bathrooms:		6	Type:	House/Single Family
		mm II Mr	Lo	t Area SqFt:	13,239	Full Baths:		6	Approx Yr Blt:	2000
			Re	ar Yard Exp:		Half Baths:		0	Age at List Date:	13
	The second second	A DE	2.3	eas Type:	Feet	If New GS	Г/HST In	cl:	Taxes:	\$8,150 (2013)
		Con Ma	Flo	ood Plain:	No	Zoning:		SFD		
一一司代出来	111-	-	Vi	ew:	Y - City, Par	ial Mounta	ain view	/		
		T.	Se	rv. Connected	Electricity, N	latural Gas	, Water			
Style of Home: 2	Storey w/	Bsmt.				Total Parking	g:		Covere	d Parking:
	rame - Woo					Parking Acce		Front		
	oncrete Pe					Parking Facil	ities:	Garage	; Triple	
	tone, Stucc	0				Diat to Dublic	Trana		Dict to S	School Bus:
Rainscreen: Type of Roof: T	ile - Compo	osito		R/I Plumbing:		Dist to Public Possession:	: Trans:		Dist to a	SCHOOL DUS.
Renovations:	ne - compt	53110		Reno Year:		Title to Land:		Freeho	ld NonStrata	
	lixed					Seller's Inter			Ordered Sale	
0	ity/Municip	pal				Mortgage Inf	o:	\$0		
Heat/Fuel: R	adiant									
Io. of Fireplaces: 3				R/I Fireplaces:		Property Disc	closure:	N - Cou	irt Order Sale	
in opticio i don	ias - Natura		-			Out Buildings	S:			
Outdoor Area: B Pad Rental:	alcony(s);	Patio(s)	or Dec	K(S)						
Fixtures Leas N	I									
Fixt Removed: N										
Legal: P		22 I T 60			C 14 TWP 39					
	L LIVIF 1 10. lone	22 LI 00	DL 07	07 LD 30 3L	.C 14 I WF 39	GROUFI	•			
Site Influences:										
						dow Cove	rings, Je	etted Bat	thtub, Microwav	e, Pantry, Range,
S	ecurity Sys	stem, Sm	oke Ala	arm, Sprinkle	er - Fire					
Floor Type		Dimension		Floor	Type	Dimens		Floor	Type	Dimensions
Main F. Living F		17'6 X		Bsmt	Bedroom	22'				Х
Aain F. Kitchen	1	20' X		Bsmt	Bedroom	13'9				Х
Aain F. Dining		22' X		Bsmt Bsmt	Kitchen	16'				X X
Aain F. Nook Aain F. Family	Room	19' X 14' X	13' 13'	BSMT Main F.	Family Room Office	21' 22'				X X
lain F. Kitchen		14 X 12' X	7'	Main F.	Laundry	22 15'				x
	Bedroom	17' X	, 16'	widin i .	Laanary	13	X			X
bove Bedroo			13'				X			X
Above Bedroo			12'				х			
Above Bedroo	m	15' X	13'				Х			
Floor Area (SqFt):	-								<u>rooms</u>	
Main Floor Area SqFt		2,211		al # Rooms:	16					Y; Level: Main F.
Finished Floor Up SqF		1,983		itchens:	3				Piece; Ensuite:	
Finished Floor Down: Finished Floor Bsmt S		1,638		shed Levels: wl/Bsmt Height	3				Piece; Ensuite: ` Piece: Ensuite: `	
Finished Floor BSmt S Fotal Finished Floor S		0 5,832		ement Area:	: Fully Finish	ed			Piece; Ensuite: Piece; Ensuite: `	
	····	0,002	003	enent Area.	i any i mish	-u			Piece; Ensuite: ` Piece; Ensuite: `	
Jnfinished Floor:		0	Suit	e:	None			7	, 1	
Grand Total Floor Are	a:	5,832						8		
isting Broker(s): Mul	tiple Realty	v Ltd.								
5 ()		,		of Granite th	roughout Ma	in floor bo	asts for	mal livin	and dining ro	om. Spacious gourmet
. ureann nume Wit	II CILY VIEW	. LALUIISI	ve use	or granne li	n ougnout. Ma		a ລ ເວ TU[]	mai livifi	iy anu unning 10	om. Spacious yourme

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.