



Presented by:  
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Coquitlam, Scott Creek

**MLS# V1135267**

Residential Detached

**2663 DELAHAYE DR, V3B 7E7**

**Active**



**List Price: \$835,500** Previous Price: **\$849,900**  
 Original Price: **\$849,900**

Complex/Subdiv:

Frontage:	Bedrooms:	<b>4</b>	PID:	<b>010-340-271</b>
Depth/Size:	Bathrooms:	<b>3</b>	Type:	<b>House/Single Family</b>
Lot Area SqFt: <b>6,441</b>	Full Baths:	<b>2</b>	Approx Yr Blt:	<b>1988</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Age at List Date:	<b>27</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl:		Taxes:	<b>\$4,312 (2015)</b>
Flood Plain: <b>No</b>	Zoning:	<b>SFD</b>		
View:	<b>Y - MOUNTAINS</b>			
Serv. Connected:	<b>Electricity, Water</b>			

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Vinyl</b>		
Rainscreen: <b>No</b>	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	
Flooring: <b>Mixed</b>	Possession:	
Water Supply: <b>City/Municipal</b>	Title to Land: <b>Freehold NonStrata</b>	
Heat/Fuel: <b>Electric</b>	Seller's Interest: <b>Court Ordered Sale</b>	
No. of Fireplaces: <b>1</b>	Mortgage Info: <b>\$0</b>	
Fireplace Fuel: <b>Electric</b>	Property Disclosure: <b>N - COURT ORDERED SALE</b>	
Outdoor Area: <b>Sundeck(s)</b>	Out Buildings:	
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL NWP77248 LT 12 LD 36 SEC 15 TWP 39**

Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4 X 17'5	Above	Bedroom	12'5 X 10'7			X
Main F.	Kitchen	15'1 X 6'2			X			X
Main F.	Family Room	17' X 15'			X			X
Main F.	Dining	14'9 X 11'9			X			X
Main F.	Eating Area	11'3 X 9'4			X			X
Main F.	Bedroom	12' X 9'			X			X
Main F.	Laundry	14'8 X 5'4			X			X
Main F.	Office	9' X 12'5			X			X
Above	Master Bedroom	16'1 X 15'2			X			
Above	Bedroom	12'5 X 11'11			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,476**  
 Finished Floor Up SqFt: **1,005**  
 Finished Floor Down: **0**  
 Finished Floor Bsmt SqFt: **0**  
 Total Finished Floor SqFt: **2,481**

Total # Rooms: **11**  
 # Kitchens: **1**  
 Finished Levels: **2**  
 Crawl/Bsmt Height:  
 Basement Area: **None**

**Bathrooms**

1 **2 Piece; Ensuite: N; Level: Main F.**  
 2 **4 Piece; Ensuite: N; Level: Above**  
 3 **4 Piece; Ensuite: Y; Level: Above**  
 4  
 5  
 6  
 7  
 8

Unfinished Floor: **0**  
 Grand Total Floor Area: **2,481**

Suite: **None**

Listing Broker(s): **RE/MAX All Points Realty Grp.**

**Nice 2 level renovated home on a large 6400 sq ft lot in desirable Scott Creek. Spacious layout with 3 bedrooms, 3 bathrooms, separate family room and a den on the main large enough to be a fourth bedroom. Enjoy the new paint, newer roof, new carpet and hardwood flooring. This location is very central, close to all levels of schools, transit, Coquitlam Centre Mall, and much more !**