



Presented by:
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Active
R2021558

Board: V
 House/Single Family

3669 VICTORIA DRIVE

Coquitlam
 Burke Mountain
 V3C 3V4

Residential Detached

\$2,499,900 (LP)

(SP)



Sold Date:	Frontage (feet):	3.28	Original Price: \$2,499,900
Depth / Size (ft.):	Bedrooms:	5	Approx. Year Built: 1967
Lot Area (sq.ft.): 89,298.00	Bathrooms:	3	Age: 49
Flood Plain: No	Full Baths:	3	Zoning: STD
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$5,052.57
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 006-737-471

View: **No :**
 Complex / Subdiv: **BURKE MOUNTAIN**
 Services Connected: **Electricity, Septic**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus: **2KM**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP32740 LT 10 LD 36 SEC 17 TWP 40**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12' x 14'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Living Room	15'5 x 28'5			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	9' x 18'			x			x
Below	Bedroom	11' x 13'			x			x
Below	Bedroom	10' x 12'			x			x
Below	Living Room	15'5 x 20'			x			
Below	Kitchen	13' x 20'			x			

Finished Floor (Main):	1,326	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,300	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	4	No	Pool:
Finished Floor (Total):	2,626 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	2,626 sq. ft.		7				
			8				

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

Holding property in Burke Mountain. Over 2 acres & can be subdivide & potential town home and home development. There is a 2 level homes on the property for 2 families.