



Presented by:
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Active
R2046878
 Board: V
 House/Single Family

3336 HOCKADAY PLACE
 Coquitlam
 Hockaday
 V3E 2X9

Residential Detached
\$1,356,900 (LP)
 (SP)

Sold Date:
 Depth / Size (ft.): **0**
 Lot Area (sq.ft.): **9,724.00**
 Flood Plain:
 Rear Yard Exp:
 Approval Req?:
 If new, GST/HST inc?:

Frontage (feet): **0.00**
 Bedrooms: **6**
 Bathrooms: **4**
 Full Baths: **4**
 Half Baths: **0**

Original Price: **\$1,442,000**
 Approx. Year Built: **1994**
 Age: **22**
 Zoning: **RES**
 Gross Taxes: **\$4,529.00**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **018-044-964**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed, Stucco, Wood			
Foundation: Concrete Perimeter	Dist. to Public Transit: 3	Dist. to School Bus: 5	
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations:	Seller's Interest: Court Ordered Sale		
# of Fireplaces: 2	Property Disc.: No		
Fireplace Fuel: Gas - Natural	PAD Rental:		
Water Supply: City/Municipal	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **PL LMP7848 LT 6 LD 36 SEC 13 TWP 39**

Amenities:

Site Influences: **Private Yard**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	21' x 13'4	Above	Games Room	23' x 11'6			x
Main	Living Room	18' x 11'9	Bsmt	Living Room	34' x 15'4			x
Main	Dining Room	11'9 x 10'	Bsmt	Kitchen	13'2 x 9'5			x
Main	Den	9'8 x 9'2	Bsmt	Bedroom	10'6 x 10'5			x
Main	Family Room	15'6 x 14'	Below	Bedroom	12'3 x 11'			x
Main	Laundry	7'7 x 6'4	Below	Games Room	13'2 x 9'2			x
Above	Master Bedroom	16' x 12'4			x			x
Above	Bedroom	14' x 11'9			x			x
Above	Bedroom	13'3 x 9'8			x			
Above	Bedroom	13'3 x 9'8			x			

Finished Floor (Main): 1,405	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,598	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement): 1,371	Suite:	3	Above	6	Yes	Pool:
Finished Floor (Total): 4,374 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
	Beds in Basement: 1	5				Door Height:
	Basement: Fully Finished	6				
Unfinished Floor: 0	Beds not in Basement: 5	7				
Grand Total: 4,374 sq. ft.		8				

Listing Broker(s): **Macdonald Realty (VanMn)**

This very well looked after home is perfectly situated on a quiet cul-de-sac with a private south facing back yard backing onto a greenbelt. Featuring 6 bedrooms and 3.5 beds, 2 family rooms, formal living room, 2 kitchens and a double attached garage. This house has 3 bdrms up + a huge games/media room that can be used as a 4th bedroom. The large master bedroom features a walk in closet, fireplace and the en-suite you have always dreamed of. The main floor features a formal living room, kitchen, great room and laundry room. The basement is fully finished and features a kitchen, dinning room, 2 large bdrms and a large living room with wet bar that walks out onto a at grade patio. Open House Sunday July 3rd, 2016 2-4pm