



Presented by:
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Active
R2007485

Board: V
 House/Single Family

1122 WALLACE COURT

Coquitlam
 Ranch Park
 V3C 4X4

Residential Detached

\$550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Approx. Year Built:	1983	
Depth / Size (ft.):	Bedrooms:	3	Age:	32	
Lot Area (sq.ft.):	9,000.00	Bathrooms:	3	Zoning:	RS-1
Flood Plain:	No	Full Baths:	2	Gross Taxes:	\$3,426.58
Rear Yard Exp:	Northeast	Half Baths:	1	For Tax Year:	2015
Approval Req?:			Tax Inc. Utilities?:	No	
If new, GST/HST inc?:			P.I.D.:	003-629-872	

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**

Dist. to Public Transit: **2 BLK** Dist. to School Bus: **4 BLK**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Legal: **LOT 440, DL 373, GRP 1, NWD PLAN 65510**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 13'5			x			x
Main	Dining Room	10'1 x 8'			x			x
Main	Kitchen	10'8 x 9'2			x			x
Main	Eating Area	8'8 x 6'3			x			x
Above	Master Bedroom	13'7 x 12'			x			x
Above	Bedroom	10'2 x 8'10			x			x
Above	Bedroom	10'1 x 9'			x			x
Below	Recreation	20'8 x 13'4			x			x
Below	Den	13'4 x 7'8			x			
Below	Other	8'8 x 8'1			x			

Finished Floor (Main):	1,200	# of Rooms:	10	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	No		Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes		Pool:
Finished Floor (Total):	1,200 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	604	Beds in Basement:	0	5					Door Height:
Grand Total:	1,804 sq. ft.	Basement:	Part	6					
				7					
				8					

Listing Broker(s): **RE/MAX LifeStyles Realty**

RE/MAX LifeStyles Realty

RANCH PARK split level on 9,000 sq ft lot at the end of cul-de-sac. Near Coquitlam Centre, Buses, and Evergreen sky train station. Needs major renovation. Measurements are approximate and should be verified by the Buyer if important to them.