



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2431222
Board: V
House/Single Family

3345 VINCENT STREET

Port Coquitlam
Glenwood PQ
V3B 3T5

Residential Detached

\$750,000 (LP)

(SP)



Sold Date:	Frontage (feet):	58.00	Original Price: \$850,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1950
Depth / Size: 122	Bathrooms:	1	Age: 70
Lot Area (sq.ft.): 7,076.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,610.02
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-197-877
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other**

Legal: **LOT 151, PLAN NWP24730, DISTRICT LOT 479, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 15'			x			x
Main	Kitchen	9'10 x 13'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Family Room	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Laundry	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	795	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	725	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,520 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	1,520 sq. ft.	Beds not in Basement: 2	7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, fixer upper, renovations partly finished value mainly in land OCP shows multiple family designation. Court date is set, all offers must be in 2 working days prior to court date.