



Presented by:
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Active R2431222 Board: V House/Single Family	3345 VINCENT STREET Port Coquitlam Glenwood PQ V3B 3T5	Residential Detached \$750,000 (LP) (SP)
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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	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed, Wood	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 0	Fixtures Leased: No :		
Fireplace Fuel: Other	Fixtures Rmvd: No :		
Water Supply: City/Municipal	Floor Finish: Other		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)			
Type of Roof: Asphalt			

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 Cancelled until further notice.