



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 eXp Realty  
 Phone: 604-787-7028  
<http://www.homehuntersbc.com>  
[doc@homehuntersbc.com](mailto:doc@homehuntersbc.com)



**Active**  
**R2544667**  
 Board: V  
 House/Single Family

**3256 CHARTWELL GREEN**  
 Coquitlam  
 Westwood Plateau  
 V3E 3M9

Residential Detached  
**\$1,699,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$1,699,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2002**  
 Depth / Size: Bathrooms: **4** Age: **19**  
 Lot Area (sq.ft.): **5,565.00** Full Baths: **3** Zoning: **VCQ**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,767.39**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **024-224-201**  
 Tour: **Virtual Tour URL**

View: **Yes: Golf course views**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Other**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish:

Legal: **LOT 57, PLAN LMP38991, SECTION 23, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'0 x 14'3	Bsmt	Recreation	30'11 x 17'2			x
Main	Dining Room	15'6 x 13'8	Bsmt	Bedroom	10'1 x 10'3			x
Main	Living Room	18'6 x 17'0	Bsmt	Bedroom	10'1 x 8'8			x
Main	Office	10'11 x 11'2			x			x
Main	Laundry	9'3 x 7'3			x			x
Main	Foyer	7'6 x 6'2			x			x
Above	Master Bedroom	18'5 x 16'3			x			x
Above	Walk-In Closet	12'0 x 7'5			x			x
Above	Bedroom	12'0 x 16'1			x			x
Above	Bedroom	14'6 x 12'1			x			x

Finished Floor (Main):	<b>1,318</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,249</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,136</b>	Suite:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,703 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Grg Dr Ht:
Grand Total:	<b>3,703 sq. ft.</b>	Beds not in Basement: <b>3</b>	6				
		Basement: <b>Fully Finished</b>	7				
			8				

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

**Welcome home to the prestigious "Chartwell Green" residences. This exclusive community was built by Parklane Homes and looks out to Westwood Plateau's finest golf course and mountains. You will absolutely fall in love with this wonderful family home that features generous sized principal rooms throughout, soaring ceiling height in the living area, gas fireplace and an open-concept gourmet kitchen that is perfect to entertain in. Nestled in a private setting that's surrounded by trails, you are conveniently located by transit, schools and shopping. Hampton Park Elementary, Summit Middle School and Gleneagle Secondary school catchment! Don't miss out on this fantastic opportunity to call your new home.**