

R2270471 House/Single Family **725 DANSEY AVENUE** Residential Detached
 Coquitlam Coquitlam West **\$2,200,000 (LP)**
 V3K 3G4



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2004**
 Lot Area (sq.ft.): **9,435.00** Bedrooms: **4** Age: **14**
 Flood Plain: Bathrooms: **6** Zoning: **RS1**
 Rear Yard Exp: Full Baths: **5** Gross Taxes: **\$8,154.66**
 Half Baths: **1** For Tax Year: **2017**
 P.I.D.: **025-930-613**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stucco** Dist. to Transit: Dist to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Property Disc.: **Yes**
 Renovations: PAD Rental:
 # of Fireplaces: **1** Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas** Fixtures Rmvd:
 Water Supply: **City/Municipal** Floor Finish: **Mixed**
 Fuel/Heating: **Hot Water,Natural Gas,Radiant**
 Outdoor Area: **Fenced Yard,Patio(s)**
 Type of Roof: **Tile - Concrete,Torch-On**

Legal: **PL BCP10998 LT B DL 3 LD 36. GROUP 1.**
 Amenities: **Air Cond./Central,In Suite Laundry**
 Site Influences: **Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby**
 Features: **Air Conditioning,Clothes Washer/Dryer,Compactor - Garbage,Dishwasher,Microwave,Oven-Built In,Range Top,Refrigerator,Sprinkler - Inground,Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'11 x 22'11	Bsmt	Living Room	30'5 x 17'8			x
Main	Dining Room	16'11 x 14'7	Bsmt	Bar Room	12'1 x 8'1			x
Main	Kitchen	16'4 x 15'4	Bsmt	Bedroom	17'3 x 12'9			x
Main	Nook	11'10 x 11'9	Bsmt	Laundry	9'8 x 8'8			x
Main	Foyer	15'5 x 9'2	Bsmt	Recreation Room	28'6 x 22'5			x
Main	Laundry	17'3 x 5'9	Bsmt	Bedroom	11'6 x 16'2			x
Main	Bedroom	14'6 x 11'9	Bsmt	Storage	22' x 7'10			x
Main	Master Bedroom	16'8 x 15'9	Bsmt	Utility	17'5 x 4'11			x
Main	Den	14'6 x 14'2						x
Bsmt	Kitchen	12'9 x 11'1						x

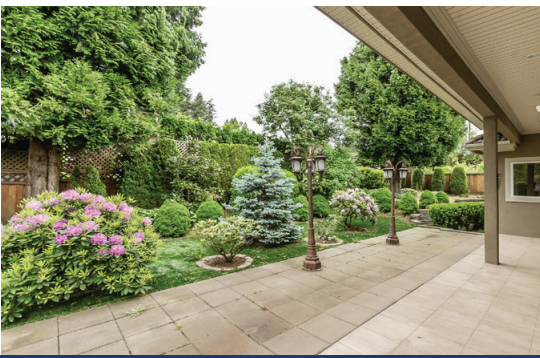
Finished Floor (Main):	3,099	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No
Finished Floor (Basement):	3,099	Suite:	Unauthorized Suite	3	Main	3	Yes
Finished Floor (Total):	6,198 sq. ft.	Crawl/Bsmt. Height:		4	Main	4	Yes
Unfinished Floor:	0	Beds in Bsmt.:	2	5	Below	4	Yes
Grand Total:	6,198 sq. ft.	Basement:	Full	6	Below	4	No
				7			
				8			

Listing Broker(s): **Royal LePage Sterling Realty**

STUNNING CUSTOM BUILT rancher with full basement designed with California in mind. Over 6,100 sq.ft of living with a great open floor plan featuring warm paint colours & crown mouldings throughout, dramatic ceilings, kitchen with maple raised panel cabinets, granite countertops, tinted windows, air conditioning, in-floor heating, his & hers ensuites off master bedroom and the list goes on. Spacious basement with a large rec-room, games room, & more. Private backyard with access from many rooms & tiled garage floor are just some more of the fine details of this beauty! Showings by appointment only.

LISTING features

725 Dansey Avenue, Coquitlam



AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

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TAKE THE TOUR



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Price	\$2,200,000
Tax	\$8154.66/2017
Lot	9,435 sf
Size	6,198 sf
Bedrooms	4 + den
Bathrooms	6