


R2246413 **1452 PITT RIVER ROAD** Residential Detached
House/Single Family Port Coquitlam **\$928,000 (LP)**
Mary Hill
V3C 1N7



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1981**
 Lot Area (sq.ft.): **7,310.00** Bedrooms: **4** Age: **37**
 Flood Plain: Bathrooms: **2** Zoning: **RS1**
 Rear Yard Exp: Full Baths: **1** Gross Taxes: **\$3,587.12**
 Half Baths: **1** For Tax Year: **2017**
 P.I.D.: **002-593-874**

View:
 Complex / Subdiv: **MARY HILL**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

| | | | |
|---|--|------------------------------------|-----------------------------------|
| Style of Home: 2 Storey | Total Parking: 5 | Covered Parking: 2 | Parking Access: Front,Rear |
| Construction: Frame - Wood | Parking: DetachedGrge/Carport | Dist. to Transit: 1 | Dist to School Bus: |
| Exterior: Wood | Title to Land: Freehold NonStrata | Property Disc.: Yes | |
| Foundation: Concrete Perimeter | PAD Rental: | Fixtures Leased: No | |
| Rain Screen: | Fixtures Rmvd: | Floor Finish: Laminate,Tile | |
| Renovations: | | | |
| # of Fireplaces: 1 | | | |
| Fireplace Fuel: Natural Gas | | | |
| Water Supply: City/Municipal | | | |
| Fuel/Heating: Baseboard,Forced Air | | | |
| Outdoor Area: Patio(s) | | | |
| Type of Roof: Asphalt | | | |

Legal: **PL NWP60709 LT 546 DL 232 LD 36**
 Amenities:
 Site Influences: **Central Location,Private Setting,Private Yard**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 18' x 11' | | | x | | | x |
| Main | Kitchen | 10'9 x 8' | | | x | | | x |
| Main | Eating Area | 9' x 8' | | | x | | | x |
| Main | Bedroom | 15' x 10' | | | x | | | x |
| Main | Foyer | 6'7 x 6'3 | | | x | | | x |
| Above | Master Bedroom | 13'6 x 10'5 | | | x | | | x |
| Above | Bedroom | 10'11 x 8'10 | | | x | | | x |
| Above | Bedroom | 12'1 x 9'10 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | |
|----------------------------|---------------|---------------------|------|------|-------|-------------|----------|
| Finished Floor (Main): | 1,180 | # of Rooms: | 8 | Bath | Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 600 | # of Kitchens: | 1 | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 | # of Levels: | 2 | 2 | Above | 4 | No |
| Finished Floor (Basement): | 0 | Suite: | | 3 | | | |
| Finished Floor (Total): | 1,780 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | |
| Unfinished Floor: | 0 | Beds in Bsmt.: | 0 | 5 | | | |
| Grand Total: | 1,780 sq. ft. | Basement: | None | 6 | | | |
| | | | | 7 | | | |
| | | | | 8 | | | |

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

Great family home on a good size fenced in 7,310 sqft lot with lane access. 4 bedroom 2 storey house is well kept with renovations including laminate, carpet, paint, windows, hot water tank, and furnace, French door to a great patio space leading to a large backyard great for summer time entertainment and BBQing. Detached double garage off lane has 220 power and heat with additional parking beside the garage and extra storage area. Single car driveway and parking in front of house.

LISTING
features

1452 Pitt River Road, Port Coquitlam



COMPLIMENTS OF

AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

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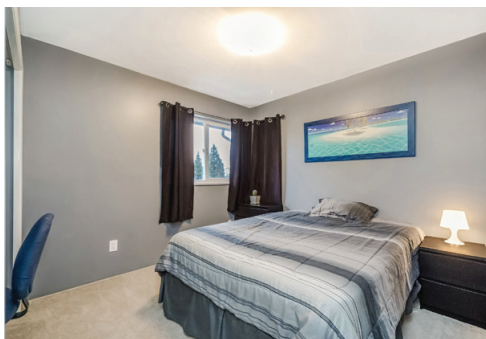




TAKE THE TOUR



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| | |
|-----------|----------------|
| Price | \$928,000 |
| Tax | \$3587.12/2017 |
| Lot | 7,310 sf |
| Size | 1,780 sf |
| Bedrooms | 4 |
| Bathrooms | 2 |