

R2253834 House/Single Family **2251 LORRAINE AVENUE** Residential Detached
Coquitlam Coquitlam East **\$1,598,000 (LP)**
V3K 2M8



Depth/Size (ft.): **146** Frontage (ft.): **66.00** Approx. Yr Built: **1963**
 Lot Area (sq.ft.): **9,636.00** Bedrooms: **5** Age: **55**
 Flood Plain: Bathrooms: **3** Zoning: **RS-1**
 Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$4,986.25**
 Half Baths: **1** For Tax Year: **2017**
 P.I.D.: **008-822-905**

View: **Yes: TO FRASER RIVER**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Split Entry** Total Parking: **5** Covered Parking: **3** Parking Access: **Front,Lane**
 Construction: **Frame - Wood** Parking: **DetachedGrge/Carport,Garage; Single,RV Parking Avail.**
 Exterior: **Hardi Plank,Stucco,Wood** Dist. to Transit: Dist to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Property Disc.: **Yes**
 Renovations: **Partly** PAD Rental:
 # of Fireplaces: **2** Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas,Wood** Fixtures Rmvd:
 Water Supply: **City/Municipal** Floor Finish: **Mixed**
 Fuel/Heating: **Forced Air,Natural Gas**
 Outdoor Area: **Fenced Yard,Patio(s),Sundeck(s)**

Legal: **PL NWP20455 LT C DL 112 LD 36. GROUP 1.**
 Amenities:
 Site Influences: **Central Location,Cul-de-Sac,Lane Access,Private Yard**
 Features: **Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'6"			x			x
Main	Dining Room	11' x 7'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
Bsmt	Living Room	20'10 x 13'7"			x			x
Bsmt	Other	14'9 x 5'8"			x			x
Bsmt	Bedroom	13' x 11'			x			
Bsmt	Bedroom	19'7 x 10'6"			x			

Finished Floor (Main):	1,275	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes
Finished Floor (Basement):	1,140	Suite:	None	3	Bsmt	4	No
Finished Floor (Total):	2,415 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	2	5			
Grand Total:	2,415 sq. ft.	Basement:	Part	6			
		Beds not in Bsmt.:	3	7			
				8			

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

Reno'd Family Home w/separate double garage off lane + camper pad & gates to lane + lots of driveway parking. This established neighborhood is close to all schools, transit & shopping. Features: New roof & drainspouts with clean out drains 2017 (30 yr. warranty), front entry door, high efficiency variable speed Lennox furnace (oversize), central air conditioning, custom millwork, closet organizers, 7 zone sprinkler system with moisture sensor, 9000 watt generator, new windows & ext. doors, alarm system, LED lighting throughout. All done in 2016. Electric car charging port in garage + more. All situated on 66' x 146' lot - easy to suite.

LISTING features

2251 Lorraine Avenue, Coquitlam



AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

778-355-0116
 gord@theaxfords.com
 www.theaxfords.com



The enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.



TAKE THE TOUR



Reno d Family Home w/separate double garage off lane + camper pad & gates to lane + lots of driveway parking. This established neighborhood is close to all schools, transit & shopping. Features: New roof & drainspouts with clean out drains 2017 (30 yr. warranty), front entry door, high efficiency variable speed Lennox furnace (oversize), central air conditioning, custom millwork, closet organizers, 7 zone sprinkler system with moisture sensor, 9000 watt generator, new windows & ext. doors, alarm system, LED lighting throughout. All done in 2016. Electric car charging port in garage + more. All situated on 66 x 146 lot easy to suite.



AXFORD
REAL ESTATE & PROPERTY MANAGEMENT GROUP

Price	\$1,598,000
Tax	\$4986.25/2017
Lot	9,636 sf
Size	2,415 sf
Bedrooms	5
Bathrooms	3

