R2253834 House/Single Family					2251 LORRAINE AVENUE Coquitlam Coquitlam East						Residential Detached \$1,598,000 (LP)			
							′3K 2M8							
1	a de				Dept	n/Size (ft.):	146	Fronta	ge (ft.):	66.00	/	Approx. Yr Built:	1963	
	A B				Lot A	rea (sq.ft.):	9,636.00	Bedroo	oms:	5		Age:	55	
A ANT				*	Flood	l Plain:		Bathro	oms:	3	2	Zoning:	RS-1	
*****	10 C				Rear	Yard Exp:		Full Ba	ths:	2	(Gross Taxes:	\$4,986.25	
14 1 Y 3								Half Ba	aths:	1	I	For Tax Year:	2017	
14 12 1	-		R-TOT	E H							F	P.I.D.: 008-822-9	05	
出在公		A RAN			View		Yes: TO F	RASER	RIVER					
	a star				1000	olex / Subdiv:								
				-	12 20			v.Natura	l Gas.S	anitarv Sev	ver.Stor	m Sewer,Water		
and the second second		and the second se						,	,-	,	,			
e sel	an ann	and the second			Ser.									
Style of H		Split Entry					Total Park	king:			-	Parking Access:		
Construct		Frame - Wo					Parking:	Parking			hedGrge/Carport,Garage; Single,RV Parking			
Exterior: Hardi Plank,Stuce			b			Ű	onoit.	Avail.		Duo:				
Foundation: Concrete P		Perimeter				Dist. to Transit: Dist to S Title to Land: Freehold								
Rain Screen:							Property I			old NonSti	ald			
Renovations: Partly							1 3		Yes					
# of Firep		2					PAD Rent		No					
Fireplace	e Fuel:	Natural Ga	s,Wood				Fixtures L		No					
Water Su	ipply:	City/Munic	ipal				Fixtures F		Misso					
Fuel/Hea	iting:	Forced Air,	Natural Gas				Floor Fini	sn:	Mixed	1				
Outdoor /	Area:	Foncod Va	rd Datia(a) Sur		(-)									
Outdoor /		i enceu rai	rd,Patio(s),Sur	Ideck	(s)									
		Torch-On	ru,Patio(S),Sur	Ideck	(s)									
Type of R Legal:		Torch-On	0455 LT C DL 1)UP 1.								
Type of R Legal:	Roof:	Torch-On				OUP 1.								
Type of R Legal: Amenities	Roof: s:	Torch-On PL NWP20 Central Lo	0455 LT C DL 1	12 LC -Sac,I) 36. GRC _ane Acc	ess,Private								
Type of R Legal: Amenities Site Influe	Roof: s: ences:	Torch-On PL NWP20 Central Lo	0455 LT C DL 1	12 LC -Sac,I) 36. GRC _ane Acc	ess,Private		overing	s,Secu	rity System	,Sprinkl	ler - Inground		
Type of R Legal: Amenities Site Influe Features:	Roof: s: ences:	Torch-On PL NWP20 Central Lo	0455 LT C DL 1	12 LC -Sac,I sh/Dry) 36. GRC _ane Acc	ess,Private tve/DW,Drap	es/Window C	overing mension	T		-	_	Vimensions	
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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.









2251 Lorraine Avenue, Coquitlam



AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

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



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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.

XFOR A

REAL ESTATE & PROPERTY MANAGEMENT GROUP

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

Visit www.cotala.com/31543 for more photos