

R2261440 House/Single Family **2713 DAVIES AVENUE** Residential Detached
 Port Coquitlam Central Pt Coquitlam V3C 2K1 **\$1,200,000 (LP)**



Depth/Size (ft.): **122.09** Frontage (ft.): **76.35** Approx. Yr Built: **1974**
 Lot Area (sq.ft.): **8,106.00** Bedrooms: **5** Age: **44**
 Flood Plain: Bathrooms: **2** Zoning: **RS-4**
 Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$3,606.19**
 Half Baths: **0** For Tax Year: **2017**
 P.I.D.: **006-520-766**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: Split Entry	Total Parking: 4 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Mixed	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: 2	Fixtures Leased: No
Fireplace Fuel: Wood	Fixtures Rmvd:
Water Supply: City/Municipal	Floor Finish: Mixed
Fuel/Heating: Forced Air,Natural Gas	
Outdoor Area: Fenced Yard,Sundeck(s)	
Type of Roof: Asphalt	

Legal: **PL NWP42702 LT 154 DL 380 LD 36.**
 Amenities:
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features: **Clothes Dryer,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Dining Room	11'6 x 8'6			x			x
Main	Kitchen	11' x 10'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	9'6 x 8'4			x			x
Main	Bedroom	8' x 8'			x			x
Bsmt	Living Room	14' x 12'			x			x
Bsmt	Kitchen	13' x 9'			x			x
Bsmt	Bedroom	13' x 10'			x			x
Bsmt	Bedroom	10' x 8'8			x			x

Finished Floor (Main):	955	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No
Finished Floor (Below):	600	# of Levels:	2	2	Bsmt	4	No
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3			
Finished Floor (Total):	1,555 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	2 Beds not in Bsmt.: 3	5			
Grand Total:	1,555 sq. ft.	Basement:	Part	6			
				7			
				8			

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

"BUILDERS" - INVESTORS" or 1st time buyers RS-4 Zoning - Subdividable (buyers to confirm with city). Extra accommodation downstairs. Property next door for sale and is Duplex zoned. Close to amenities. Potential Land Assembly, may be purchased with 2721 Davies Ave also listed on MLS R2261548.

LISTING features

2713 Davies Avenue, Port Coquitlam



AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

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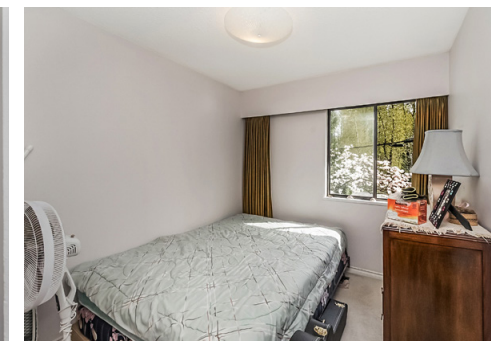


TAKE THE TOUR

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Tax	\$3606.19/2017
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Bathrooms	2