

AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

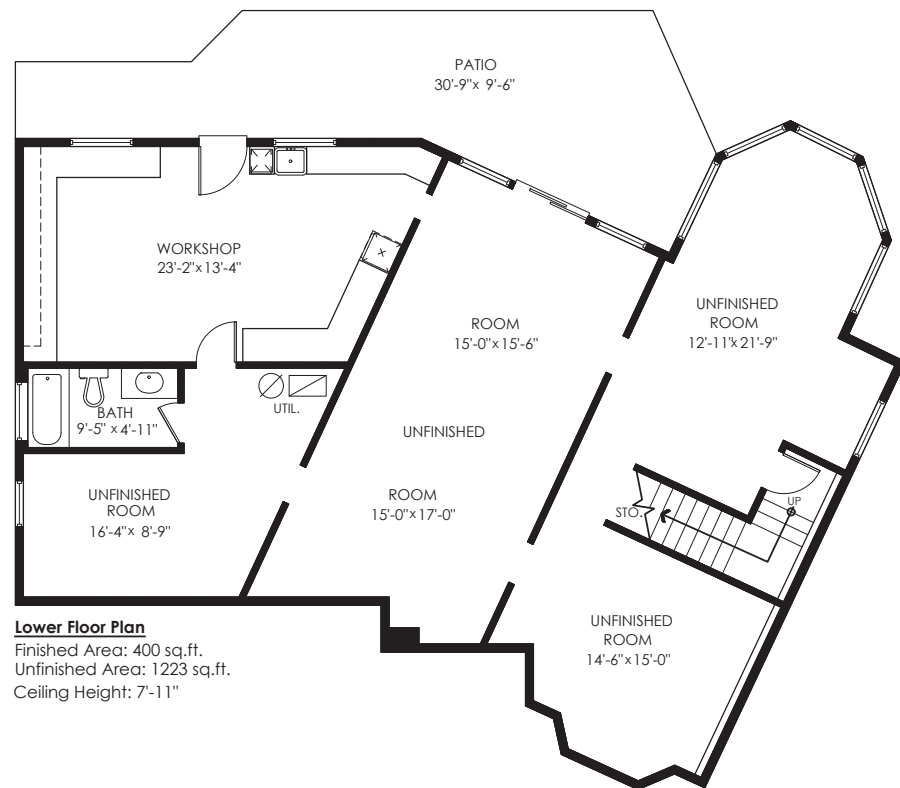


778-355-0116
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2758 Westlake Pl,
Coquitlam



Main Floor Plan
Floor Area: 1653 sq.ft.
Ceiling Height: 8'

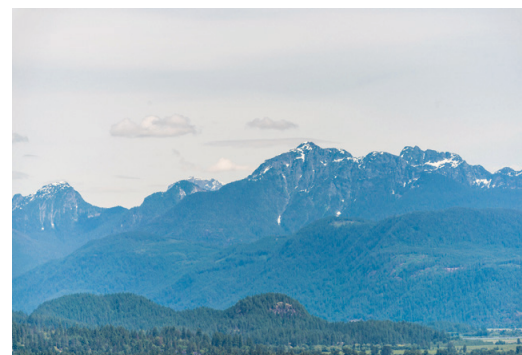


Lower Floor Plan
Finished Area: 400 sq.ft.
Unfinished Area: 1223 sq.ft.
Ceiling Height: 7'-11"

Main Floor: 1,663 sq.ft.
Finished Lower Floor: 400 sq.ft.
Sub Total: 2,063 sq.ft.

Unfinished Floor: 1,223 sq.ft.
Total: 3,286 sq.ft.

Garage: 460 sq.ft.
Patio: 355 sq.ft.
Deck: 144 sq.ft.
Porch: 21 sq.ft.
Total Extras: 980 sq.ft.



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Measuring, Scanning, Design & Permits | 604-876-3738

E&O Insured for \$3,000,000. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www.DraftQnSite.com

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This communication is not intended to solicit properties already listed for sale.



TAKE THE TOUR

2758 Westlake Place, Coquitlam



PRIDE OF OWNERSHIP in this awesome 3300 sqft rancher with basement on a quiet cul-de-sac with amazing views! This home has diversity and flexibility to accommodate anyone! Thinking of downsizing but don't want a condo? Growing family and need more space? Upstairs features two bedrooms, 2 bathrooms and a huge family room open to kitchen and south facing deck (recently resurfaced) with views of Mt. Baker! New carpet and paint make it move-in ready. Downstairs awaits your ideas! Want more space, a few more bedrooms, and/or a rental suite? Flat, fenced yard and 10 year old cedar roof, brand new hot water tank, and air conditioning (3 years).

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Price	\$1,170,000
Tax	\$4535.58/2018
Lot	5,950 sf
Size	3,286 sf
Bedrooms	3
Bathrooms	3