



## 223 MARMONT STREET

4 BED | 2 BATH | 2934 SQ. FT.

Beautiful corner lot in Maillardville! This charming home has been lovingly updated. Kitchen has been fully updated with new appliances, counters, cabinets and flooring. This home has 4 bedrooms, 2 full bathrooms, large dining room and functional living room. Mechanical has been updated with plumbing, electrical, most windows and decking. Enjoy the beautiful gardens and yard perfect for entertaining!

### NEIGHBOURHOOD HIGHLIGHTS

**Elementary & Middle School**

Alderson Elementary  
Ecole Maillard Middle

**High School**

Centennial Secondary

**French Immersion**

Ecole Rochester Elementary  
Ecole Maillard Middle  
Ecole Dr. Charles Best Secondary

**WALK SCORE:** 84

**TRANSIT SCORE:** 48

**BIKE SCORE:** 56

Keith Roy  
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC\*



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TARYN LEES



SARAH HOPKINS



EMMA HAMEL



# 223 MARMONT STREET

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View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)

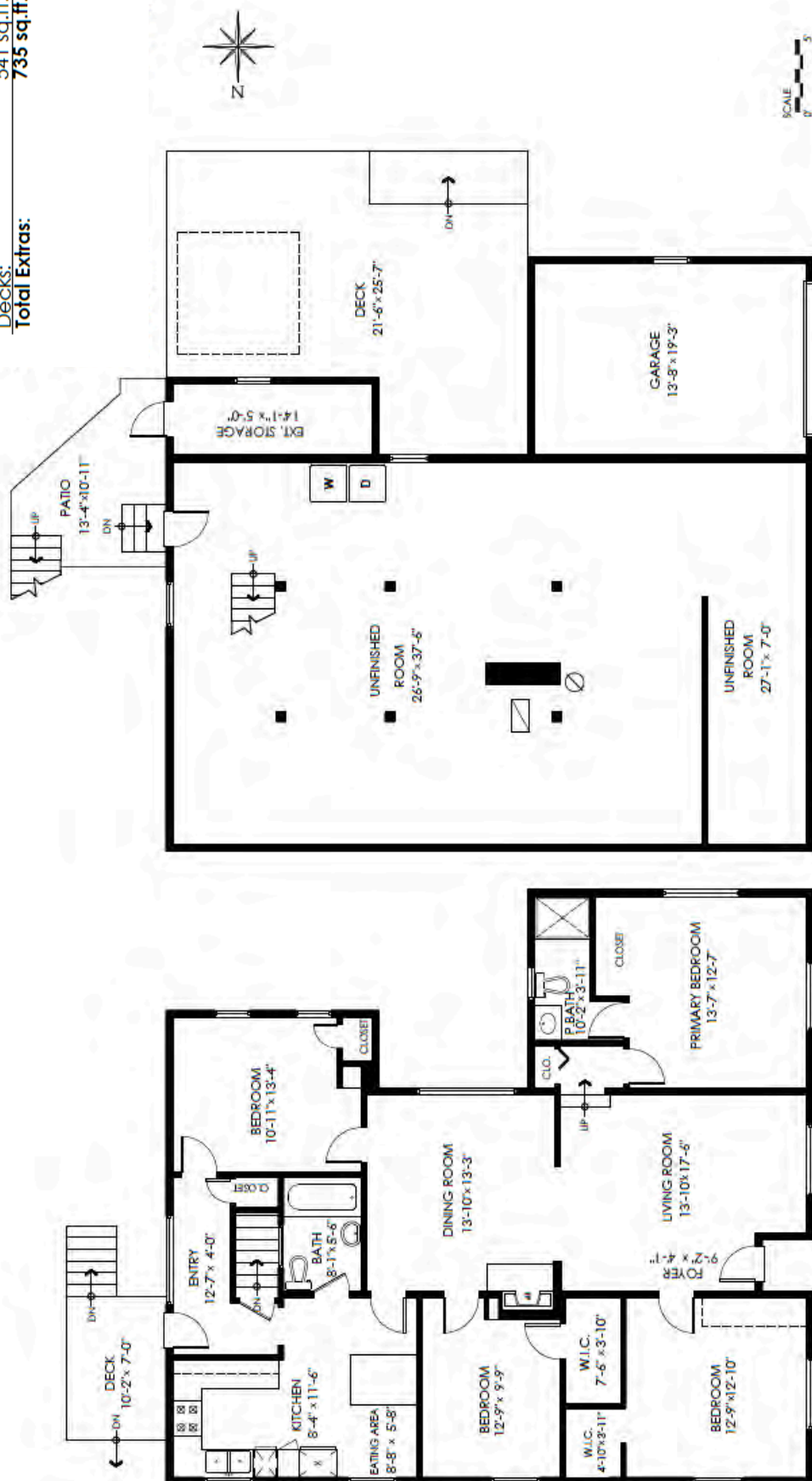


**MEASURED ON: (2024-10-28)**  
[www.pixiworks.com](http://www.pixiworks.com) ☎ **604.329.5788**  
 info@pixiworks.com

**Lower Floor Plan**  
 Floor Area: 1,290 sq.ft.  
 Ceiling Height: 7'

E&O Insured. 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.

**Main Floor Plan**  
 Floor Area: 1,644 sq.ft.  
 Ceiling Height: 8'



Main Floor: 1,644 sq.ft.  
 Lower Floor: 1,290 sq.ft.  
**Total Livable: 2,934 sq.ft.**

Garage: 285 sq.ft.  
**Grand Total: 3,219 sq.ft.**

Patio: 111 sq.ft.  
 Ext. Storage: 83 sq.ft.  
 Decks: 541 sq.ft.  
**Total Extras: 735 sq.ft.**





Presented by:  
**Keith Roy PREC\***

**Keith Roy and Associates**  
RE/MAX Select Realty  
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http://www.keithroy.com  
team@keithroy.com



**Active**

**R2940088**

Board: V

House/Single Family

**223 MARMONT STREET**

Coquitlam  
Maillardville  
V3K 4P7

Residential Detached

**\$1,349,000** (LP)

(SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$1,349,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**  
Frontage(feet): **76.00** Bathrooms: **2** Age: **112**  
Frontage(metres): **23.16** Full Baths: **2** Zoning: **RT-1**  
Depth / Size: **83** Half Baths: **0** Gross Taxes: **\$3,811.68**  
Lot Area (sq.ft.): **6,328.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2022**  
Lot Area (acres): **0.15** P.I.D.: **017-089-930** Tax Inc. Utilities?: **No**  
Flood Plain: \_\_\_\_\_ Tour: \_\_\_\_\_  
View: **No :**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Community, Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **Yes**  
Fixtures Leased: **No :**

Renovations: **Partly** Reno. Year: \_\_\_\_\_  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **Wood** Rain Screen: \_\_\_\_\_  
Fuel/Heating: **Hot Water** Metered Water: \_\_\_\_\_  
Outdoor Area: **Fenced Yard** R.I. Plumbing: \_\_\_\_\_  
Type of Roof: **Asphalt**

Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Laminate**

Legal: **LOT 1, PLAN NWP88108, DISTRICT LOT 46, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,644	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	9'2 x 4'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'10 x 17'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	13'10 x 13'3			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	8'4 x 11'6			x	
Finished Floor (Total):	1,644sq. ft.	Main	Eating Area	8'8 x 5'8			x	
Unfinished Floor:	1,290	Main	Primary Bedroom	13'7 x 12'7			x	
Grand Total:	2,934sq. ft.	Main	Bedroom	12'9 x 12'10			x	
		Main	Bedroom	12'9 x 9'9			x	
		Main	Bedroom	10'11 x 13'4			x	
							x	
							x	
							x	
							x	

Suite: **None**  
Basement: **Unfinished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **9**

Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
ByLaw Restrictions: \_\_\_\_\_

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