



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Mountain View Elementary

Middle School

Ecole Banting Middle

Secondary School

Port Moody Secondary

Parks & Recreational Areas

Blue Mountain Park, Vancouver Golf Club, Como Lake Park, Mountain

811 SPRICE AVENUE

6 BED, 4 BATH, 3713 SQ. FT.

This inviting home is a perfect blend of tasteful updates with character. The layout lends itself to an executive home, but also lots of room for kids or even tenants. Enjoy entertaining with AC in the sunken formal living room with vaulted ceilings, rock fireplace & large formal dining room. Prepare meals in the updated kitchen or relax in professional-grade movie theatre. 3 beds up & 2 on the main (1 of which could be part of in-law suite if desired) along with basement suite (& lots of storage). The backyard is a dream: covered & uncovered deck space, low maintenance landscaping (sprinklered) & hot tub (with 2 car garage & attached workshop). Literally minutes from Vancouver Golf Club, new Lougheed Mall and Skytrain, this home can't be missed!

\$1,999,000

Keith Roy, PREC*

Jacob Lahti

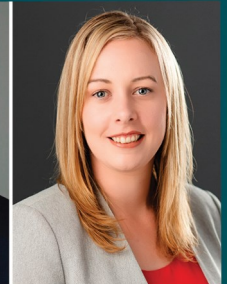
Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

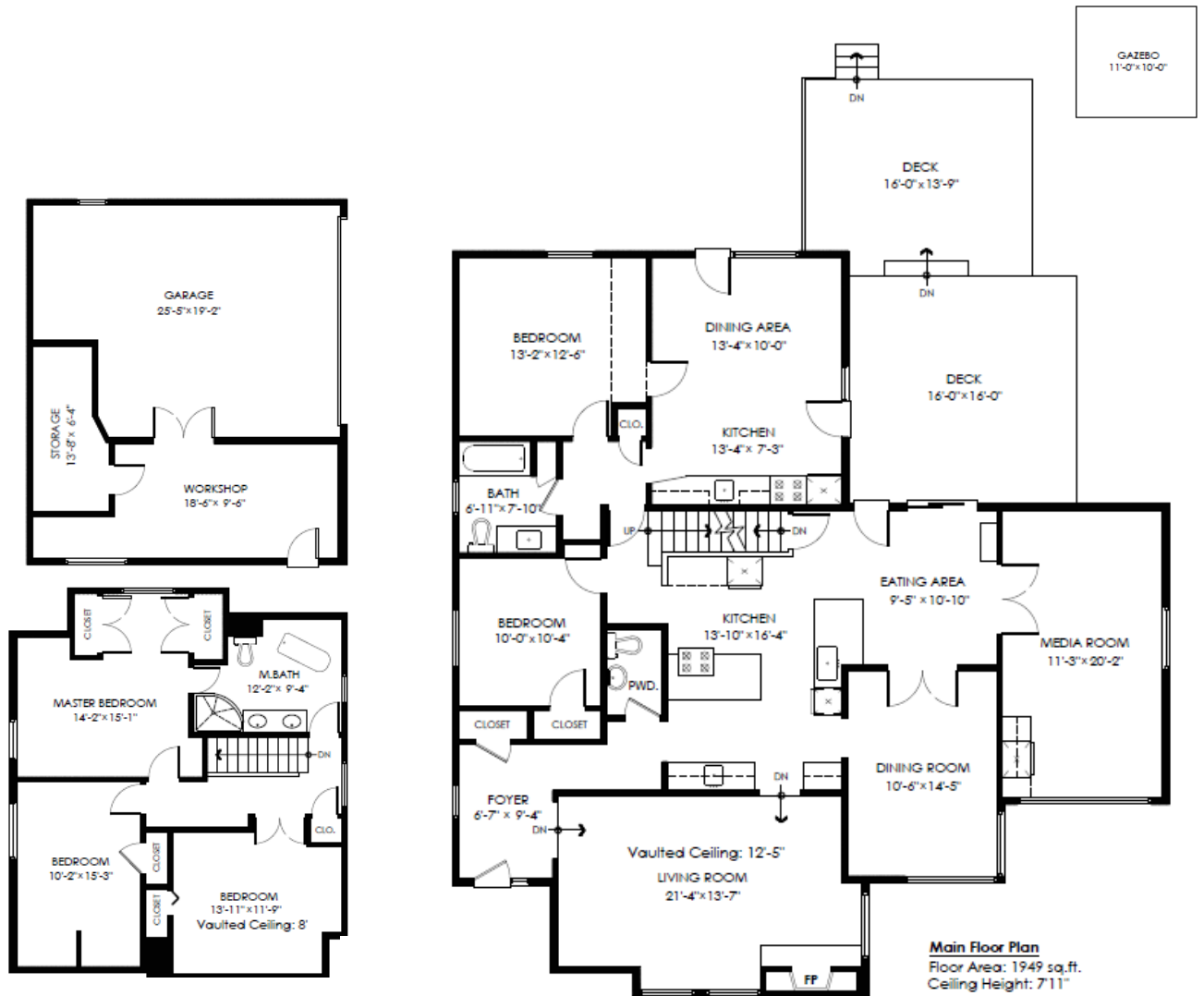
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*Personal Real Estate Corporation

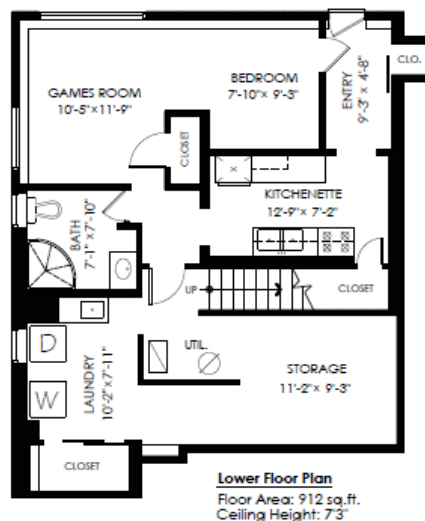
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View additional photos & 3D Tour at www.KeithRoy.com

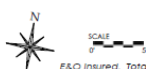




Upper Floor Plan
Floor Area: 852 sq.ft.
Ceiling Height: 7'11"



Main Floor:	1,949 sq.ft.
Upper Floor:	852 sq.ft.
Lower Floor:	912 sq.ft.
Total Livable:	3,713 sq.ft.
Garage:	797 sq.ft.
Grand Total:	4,510 sq.ft.
Gazebo:	110 sq.ft.
Deck:	471 sq.ft.
Total Extras:	581 sq.ft.





Presented by:
Keith Roy PREC*
 RE/MAX Select Realty
 Phone: 604-210-2933
 http://www.keithroy.com
 team@keithroy.com



Active
R2680842
 Board: V
 House/Single Family

811 SPRICE AVENUE
 Coquitlam
 Coquitlam West
 V3J 2P2

Residential Detached
\$1,999,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,199,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1974**
 Frontage(feet): **62.50** Bathrooms: **4** Age: **48**
 Frontage(metres): **19.05** Full Baths: **3** Zoning: **RS1**
 Depth / Size: **132.9** Half Baths: **1** Gross Taxes: **\$5,823.11**
 Lot Area (sq.ft.): **8,308.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.19** P.I.D.: **007-398-093** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Mountain**
 Complex/Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Lane**
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
 Exterior: **Stucco** Driveway Finish: **Concrete**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Renovations: Reno. Year: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Property Disc.: **Yes**
 Fireplace Fuel: **Wood** Rain Screen: Fixtures Leased: **No**
 Fuel/Heating: **Forced Air** Metered Water: Fixtures Rmvd: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing: Floor Finish: **Hardwood, Tile, Carpet**
 Type of Roof: **Wood**

Legal: **LOT 286, PLAN NWP44417, DISTRICT LOT 366, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Workshop Detached**
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Inground**

Finished Floor (Main):	1,949	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	852	Main	Foyer	6'7 x 9'4	Below	Laundry	10'2 x 7'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21'4 x 13'7	Below	Storage	11'2 x 9'3	Main 4
Finished Floor (Below):	0	Main	Kitchen	13'10 x 16'4	Main	Bedroom	13'2 x 12'6	Above 4
Finished Floor (Basement):	912	Main	Eating Area	9'5 x 10'10	Main	Dining Room	13'4 x 10'0	Below 4
Finished Floor (Total):	3,713 sq. ft.	Main	Dining Room	10'6 x 14'5	Main	Kitchen	13'4 x 7'3	Main 2
Unfinished Floor:	0	Main	Media Room	11'3 x 20'2			x	
Grand Total:	3,713 sq. ft.	Main	Bedroom	10'0 x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	14'2 x 15'1			x	
Suite:		Above	Bedroom	10'2 x 15'3			x	
Basement: Fully Finished		Above	Bedroom	13'11 x 11'9			x	
		Below	Games Room	10'5 x 11'9			x	
		Below	Bedroom	7'10 x 9'3			x	
		Below	Kitchen	12'9 x 7'2			x	

Crawl/Bsmt. Height: # of Levels: **3** MHR#: Registered in MHR?: PAD Rental:
 # of Kitchens: **3** # of Rooms: **18** ByLaw Restrictions: CSA/BCE: Maint. Fee:

Listing Broker(s): **RE/MAX Select Realty** **RE/MAX Select Realty**

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