

FOR SALE

36 - 1255 RIVERSIDE DR, PORT COQUITLAM, BC

 3 + den

 3

 2

 1,811 sqft



OAKWYN REALTY

PROPERTY FEATURES

- 2-storey townhouse with a fenced backyard & patio
- Soaring 17 ft high ceilings in the living room
- 2 car double garage & 840 sq.ft. of crawl space
- Renovated kitchen, bathrooms, and flooring
- Interior: 1,811 sq. ft.
- Year built: 1995
- Rentals & Pets allowed
- Amenities: children's playground & communal grass lawn



LISTED AND MARKETED BY:

Cari Mai PREC*

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THE COMMUNITY - RIVERWOOD



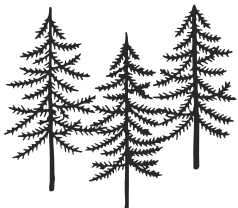
School catchment

- Terry Fox Secondary School
- Blakeburn Elementary School
- Minnekhada Middle School



Transit, Community & Health Services

- Port Coquitlam West Coast Express Station (6 min)
- Port Coquitlam Community Centre (5min)
- Medical clinics (~5 min)



Parks

- Terry Fox Park
- Blakeburn Lagoons Park
- Carnoustie Golf Club 🏌️



Food & Shopping

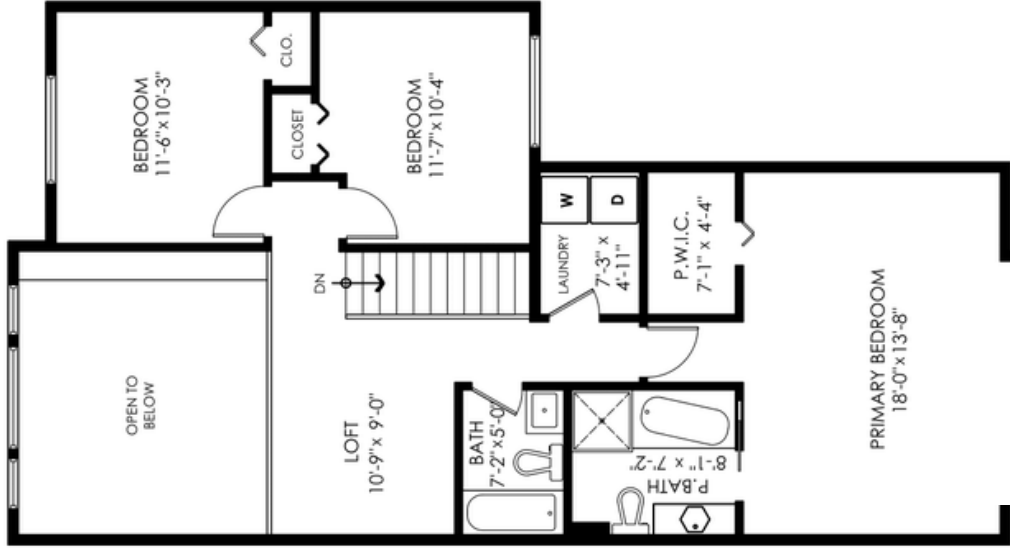
- Restaurants, coffee shops, bars, activities (3 min)
- Fremont Village, Walmart, Costco, H-Mart, Save-on-Foods (3 min)



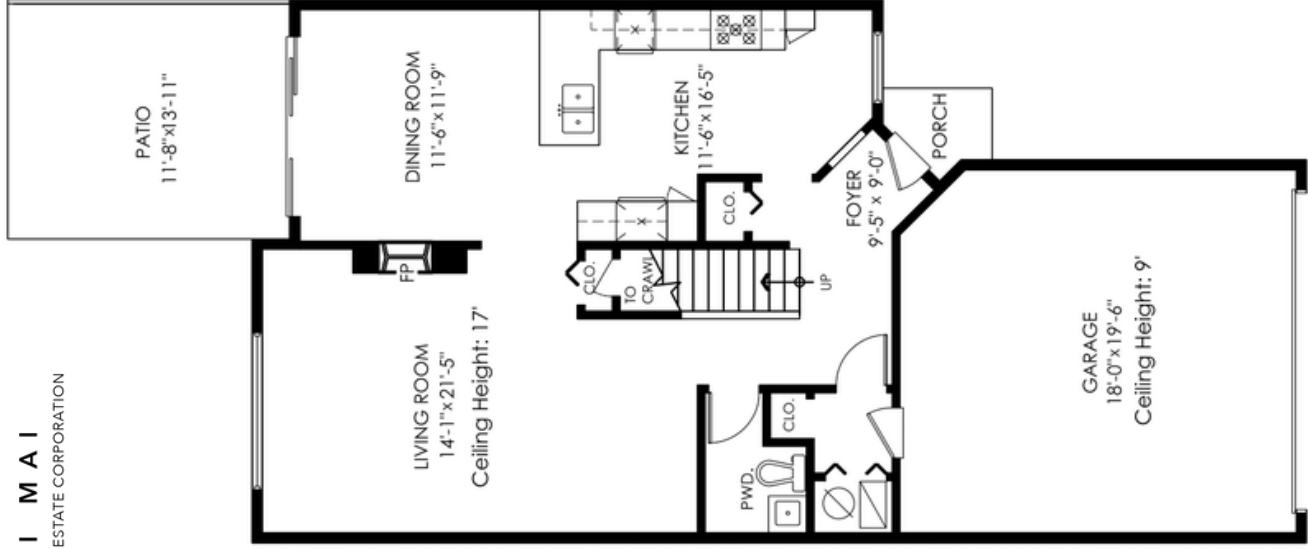
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36-1255 Riverside Dr Port Coquitlam

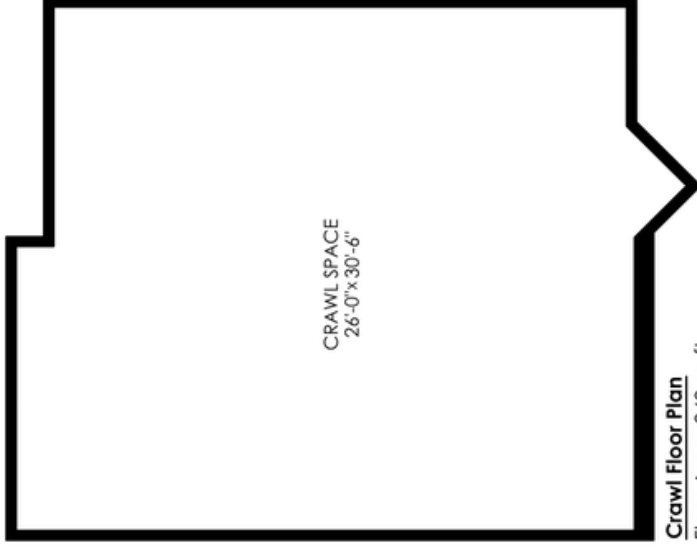
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Upper Floor
Floor Area: 840 sq. ft.
Ceiling Height: 8'



Main Floor Plan
Floor Area: 840 sq. ft.
Ceiling Height: 8'



Crawl Floor Plan

Floor Area: 840 sq. ft.
Ceiling Height: 2'-8"



Main Floor: 840 sq. ft.
Upper Floor: 971 sq. ft.
Total Livable: 1,811 sq. ft.

Crawl Space: 840 sq. ft.
Garage: 375 sq. ft.
Grand Total: 3,026 sq. ft.

Patio: 163 sq. ft.
Porch: 19 sq. ft.
Total Extras: 182 sq. ft.

Open To Below: 168 sq. ft.



MEASURED ON: (2024-04-15)
www.pixlworks.com ☎ **604.329.5788**

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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.



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