



Presented by:
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Coquitlam, Coquitlam East Residential Detached
673 LOST LAKE DR, V3C 5G4 MLS# V825054 **Sold**



List Price:	\$669,400	Previous Price:		Sold Price:	\$649,000
Days on Market:	10	Original Price:	\$669,400	Sold Date:	30-Apr-10
Complex/Subdiv: RIVER HEIGHTS					
Frontage:	45.00 ft	Bedrooms:	4	PID:	003-964-531
Depth/Size:	118 /1RREG	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	5,520	Full Baths:	3	Approx Yr Blt:	1986
Rear Yard Exp:	NE	Half Baths:	0	Age at List Date:	24
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,285 (2009)
Flood Plain:	No	Zoning:	RS1		
View: Serv. Connected: Electricity, Natural Gas, Storm Sewer, Water					

Style of Home:	Basement Entry, 2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, RV Parking Avail.		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1/2 BLK
Type of Roof:	Asphalt			Dist to School Bus:	2 BLOCKS
Renovations:	Partly	Reno Year:	2009	Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0 / Treat as Clear Title		
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	/Garage Sz: 21' X 20'/Door Ht: 7'
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LT 37 DL 305 GRP 1 NWD PL 71675
 Amenities:
 Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Freezer, Garage Door Opener, Refrigerator, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'10 X 14'8	Bsmt	Bedroom	18'2 X 10'5			X
Main F.	Kitchen	10'4 X 6'9	Bsmt	Laundry	13'3 X 6'			X
Main F.	Eating Area	7'4 X 13'3	Bsmt	Eating Area	12'1 X 7'5			X
Main F.	Dining	9'1 X 13'11	Bsmt	Storage	5' X 4'			X
Main F.	Master Bedroom	13'11 X 12'						X
Main F.	Walk-In Closet	5'5 X 8'						X
Main F.	Bedroom	10'7 X 9'4						X
Main F.	Bedroom	10'8 X 10'2						X
Bsmt	Entrance Hall	10'5 X 5'						X
Bsmt	Recreation Room	20' X 9'4						X

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,397	Total # Rooms:	14	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	1,067	Crawl/Bsmt Height:	/ 8'	4	
Total Finished Floor SqFt:	2,464	Basement Area:	Full, Fully Finished, Separate	5	
			Entry	6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	2,464			8	

Listing Broker(s): RE/MAX Sabre Realty Group

Immaculate one-owner home located on quiet street in well sought-after neighbourhood. This is the perfect home to raise a family, feel safe and enjoy all the perks. Close to one of the Coquitlam's finest Parks (Mundy), great schools, shopping, transportation and recreation. Over \$40,000 recently spent in high-end bathroom renovations (includes heated floors), quality carpets, top-of-the-line appliances and fresh paint. Gleaming hardwood floors, newer roof and easy suite potential are just a few extras to make this your next home choice. PUBLIC OPENS: Saturday/Sunday May 1st/2nd, 1-4 PM.