



Presented by:  
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Coquitlam, Coquitlam West Residential Detached  
**655 GARDENA DR, V3J 3W4** MLS# V788628 Sold



List Price:	\$619,900	Previous Price:		Sold Price:	\$622,000
Days on Market:	6	Original Price:	\$619,900	Sold Date:	27-Sep-09
Complex/Subdiv:					
Frontage:		Bedrooms:	3	PID:	009-108-718
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	8,032	Full Baths:	3	Approx Yr Blt:	1968
Rear Yard Exp:	W	Half Baths:	0	Age at List Date:	41
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,089 (2008)
Flood Plain:	No	Zoning:	SFD		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	2 Storey	Total Parking:	7	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Carport; Single		
Exterior:	Wood				
Rainscreen:	No	R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Asphalt			Dist to School Bus:	Near
Renovations:	Partly	Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Patio(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 22358 LT 109 DL 54/55 LD 36  
 Amenities:  
 Site Influences: Shopping Nearby, Private Setting, Private Yard, Recreation Nearby, Central Location  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'6"	Bsmt	Other	10' X 4'8"			X
Main F.	Kitchen	11'6" X 13'2"	Bsmt	Patio	12'6" X 6'2"			X
Main F.	Dining	11'4" X 12'			X			X
Main F.	Master Bedroom	12'3" X 16'			X			X
Main F.	Bedroom	11'6" X 13'			X			X
Main F.	Bedroom	13' X 11'6"			X			X
Bsmt	Recreation Room	13'6" X 25'			X			X
Bsmt	Workshop	18' X 10'			X			X
Bsmt	Utility	11'7" X 13'8"			X			
Bsmt	Storage	29' X 9'4"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,282	Total # Rooms:	12
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	848	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,130	Basement Area:	Full
			5
			6
Unfinished Floor:	434	Suite:	7
Grand Total Floor Area:	2,564		8

Listing Broker(s): Sutton Grp-West Coast Realty

Gorgeous 3 bedroom, 3 bathroom family home in quiet Coquitlam West neighbourhood. This solid home is extremely well maintained and offers 5 yr. old roof, 10 yr. old furnace, exterior paint in 2008 and an 800 sq.ft. paving stone patio installed last year. Private lot overlooking the beautiful greenbelt and ravine. Main floor features hardwood floors, newer Berber carpets and paint, good size bedrooms, cozy wood burning fireplace and updated 3 pc. ensuite in the master bedroom. Open oak kitchen with breakfast bar overlooking the living/dining room and lge private 12 x 32 deck. Walk out bsmt with huge rec room, spacious workshop, utility room and loads of storage. Also, has sep entrance and suite potential. Open Sep 26&27, 2-4pm.