



Presented by:
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Coquitlam, Coquitlam West Residential Detached
659 NICOLA AV, V3J 7W8 MLS# V792963 **Sold**



List Price:	\$728,000	Previous Price:		Sold Price:	\$733,000
Days on Market:	6	Original Price:	\$728,000	Sold Date:	19-Oct-09
Complex/Subdiv:					
Frontage:	0.00 ft	Bedrooms:	5	PID:	023-503-131
Depth/Size:		Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	6,912	Full Baths:	3	Approx Yr Blt:	2000
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	9
Meas Type:	Feet	If New GST Incl:		Taxes:	\$3,713 (2008)
Flood Plain:		Zoning:	SFD		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Other			Dist to School Bus:	CLOSE
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL LMP29439 LT 3 DL 106 LD 36
 Amenities: In Suite Laundry
 Site Influences: Private Setting, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'	Bsmt	Dining	10' X 9'			X
Main F.	Kitchen	11' X 9'	Bsmt	Kitchen	10' X 8'			X
Main F.	Dining	11' X 10'	Bsmt	Bedroom	11' X 10'			X
Main F.	Nook	9' X 8'	Bsmt	Bedroom	10' X 10'			X
Main F.	Family Room	15' X 14'	Bsmt	Den	14' X 10'			X
Main F.	Master Bedroom	14'4 X 13'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Bsmt	Entrance Hall	7' X 9'4			X			
Bsmt	Living Room	12' X 12'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,516	Total # Rooms:	15
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	1,240	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,756	Basement Area:	None
Unfinished Floor:	0	Suite:	6
Grand Total Floor Area:	2,756		7
			8

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

Beautiful basement entry level entry home, custom designed for two families with 1 legal accommodations. Nestled on a quiet cul-de-sac in West Coquitlam near schools, buses, shopping & only a few minutes from Lougheed Mall area, North Burnaby, Simon Fraser University. Nice open floor plan with custom kitchen being a gourmet's delight having H/W floors, a working island & an abundance of maple cabinets. The large F/R off the kitchen has gas fireplace & French door that leads to a covered sundeck which is ideal for entertaining & BBQ'ing on those lazy summer evenings. All bedrooms have generous size with the master boasting a large walk-in closet & a 4-piece ensuite with separate shower. Shows like new! Open Sun Oct 18th, 2-4.