

1235 Brand St

Port Coquitlam, BC



exp
REALTY

WELCOME HOME

1235 BRAND STREET

PORT COQUITLAM, BC

Perfect Location! Backing onto greenbelt for ultimate privacy and tranquility. Relax on your extended back deck off your kitchen- soak up nature, enjoy your fire-pit area, have a glass of wine in your covered bar area, or lounge in your chairs on the concrete patio with your newly fenced backyard.

4 BED | 3 BATH | 2071SQFT





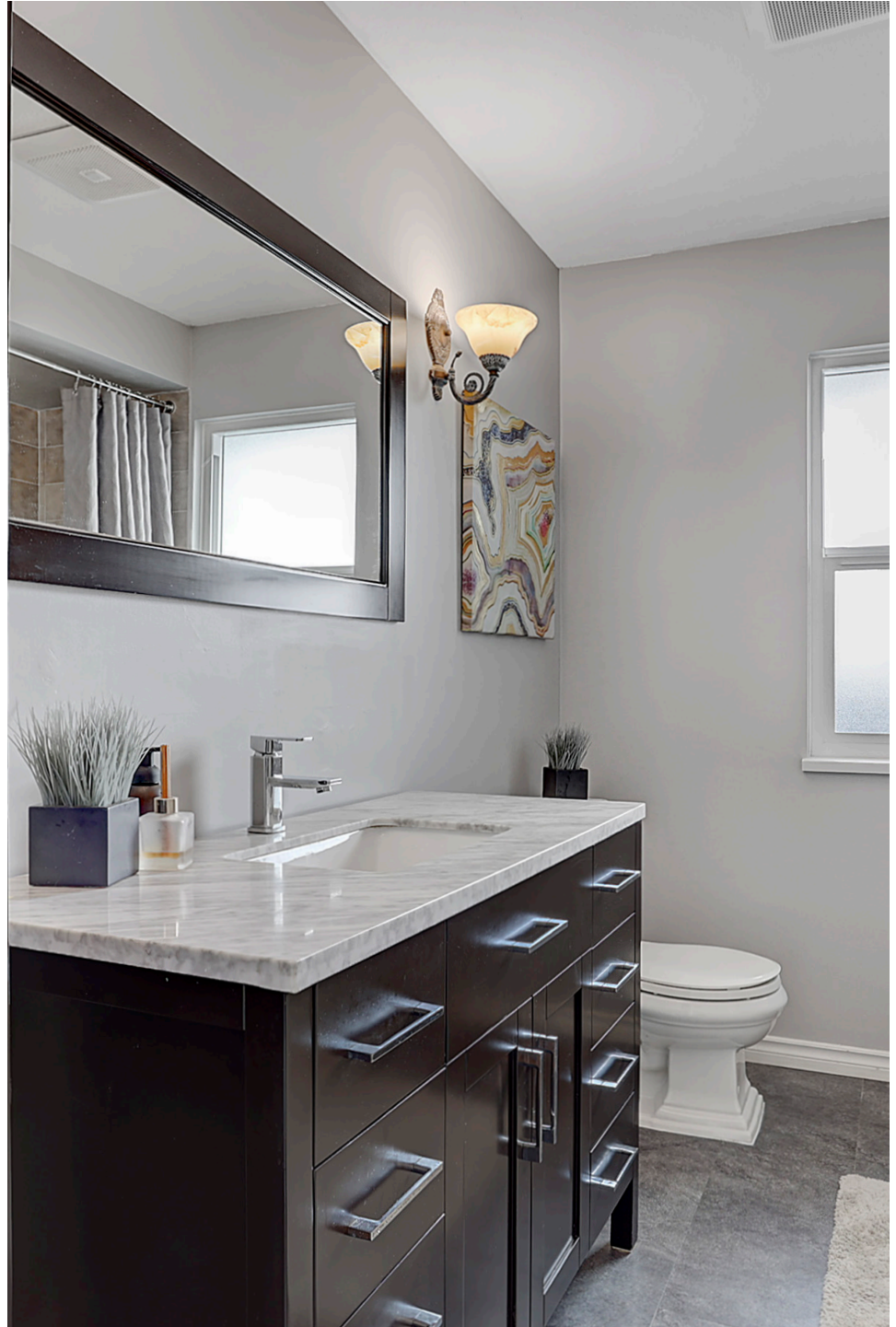


The capability of an all ABOVE GROUND suite, with its own entrance, electrical for stove and water. Upgraded with a new furnace, A/C unit, and hot water on demand in the last year. Three bedrooms upstairs with the master bedroom large enough to house a king size bed and full ensuite bathroom. Ample parking with a double garage, flat driveway, and street parking in the low traffic neighbourhood. Easy commute next to Mary hill bypass yet quietly located next to natures walking trails.







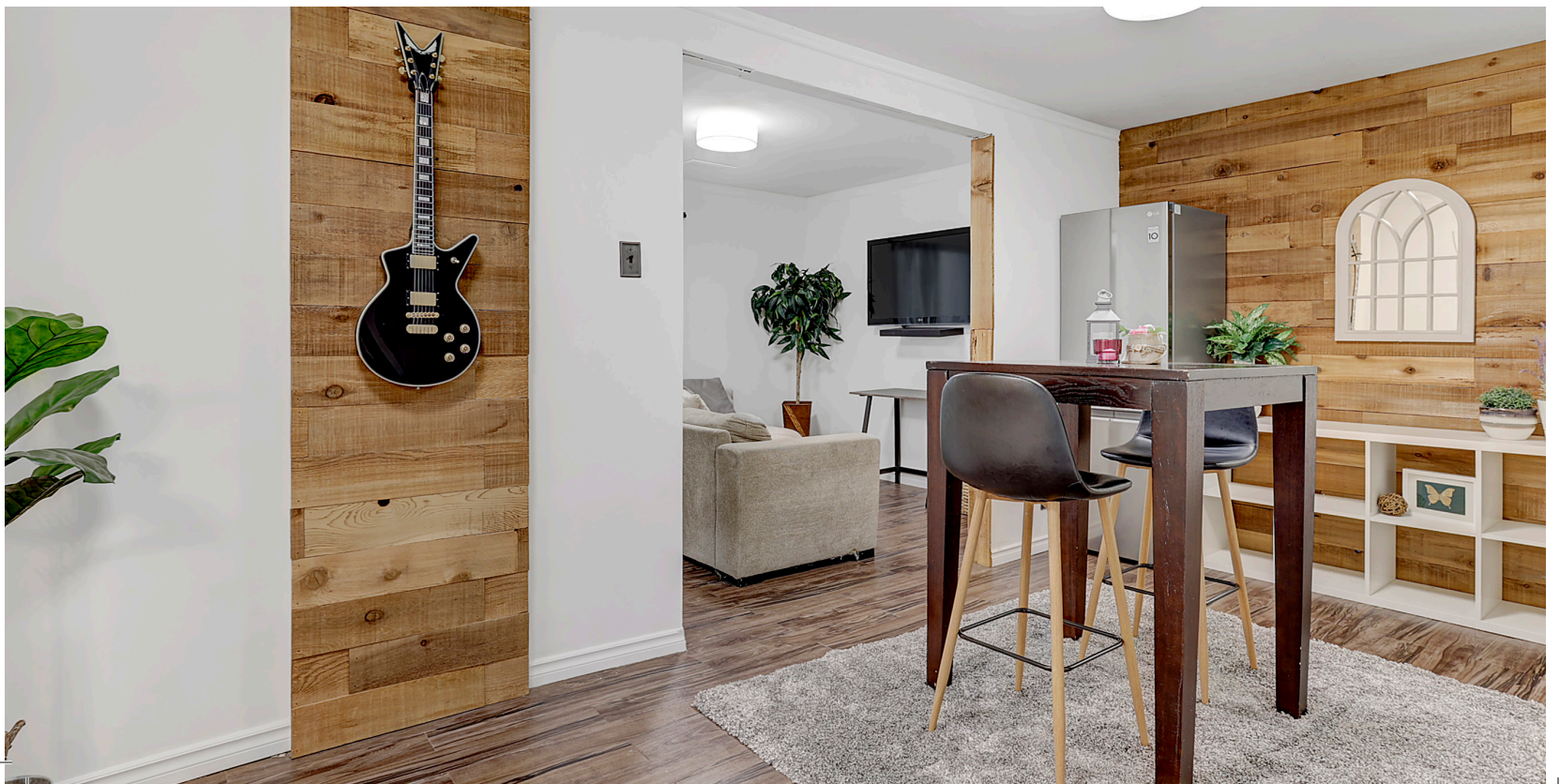


REASON WHY WE LOVE OUR HOME

- Enough space for everyone to have privacy
- Walking trails behind and close by to the river
- Sledding down the backstairs
- Low traffic front street
- Fabulous deck for entertaining, morning coffees watching the sunrises and beautiful moons and evening skies
- Backyard parties with "badger" bar and lots of space for great times











DETAILS ABOUT...

1235 BRAND ST. PORT COQUITLAM

PROPERTY TYPE

HOUSE/SINGLE FAMILY

LIVING AREA

2071 SQFT

TITLE

FREEHOLD

BEDROOM

4

PARKING

DOUBLE GARAGE
& DRIVEWAY

LOT SIZE

4195.36 SQFT

BATHROOM

3

YEAR BUILT

1987

OUTDOOR AREA

GREENBELT, YARD, DECK



HEAT SOURCE

FORCED AIR

TAXES

\$4496.75 - 2023

ROOF

ASPHALT

OTHER FEATURES

ABOVE GROUND SUITE WITH SEPERATE ENTRANCE

CLOSE TO PUBLIC TRANSIT

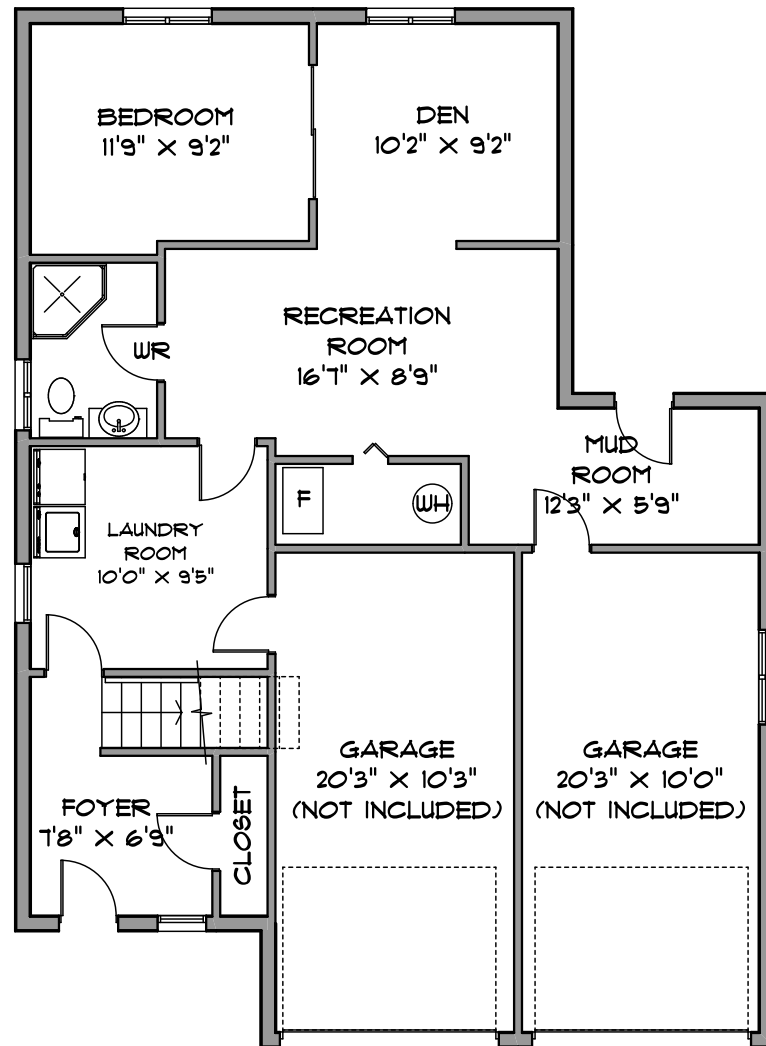
FULLY FENCED YARD WITH NEW VINYL FENCING

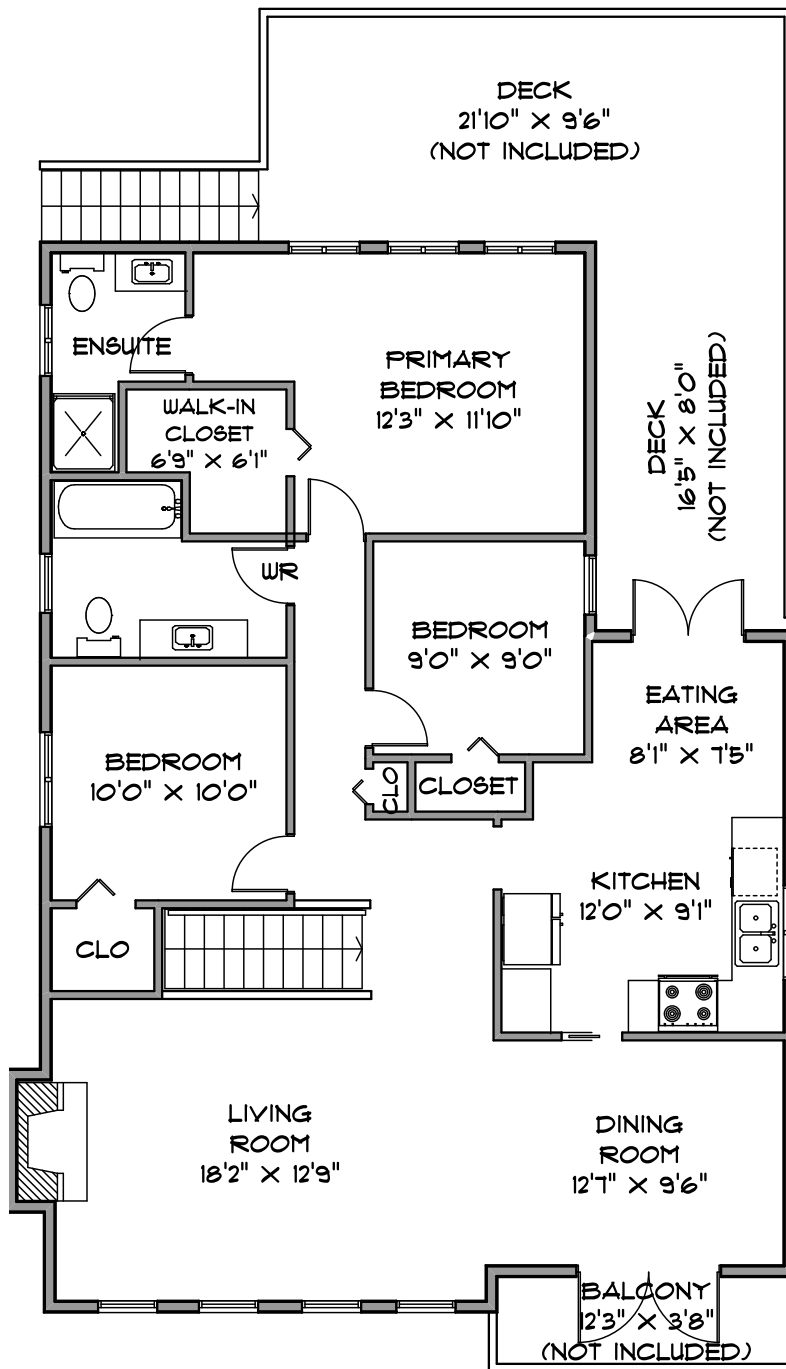
OUTDOOR PARADISE WITH A COVERED BAR AREA

CENTRAL AIR CONDITIONING

LOWER LEVEL

776 SQFT





MAIN
LEVEL
—
1295 SQFT



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Laurissa Code

Personal Real Estate Corporation

Cloud Real Estate Group boasts experience of over two decades amongst our agents. United under one banner, we coordinate our efforts to deliver unparalleled advantages to our esteemed clients. Our team stands as a testament to diversity, combining individual strengths into an extraordinary Realtor entity. From staging to design, cleaning to decluttering, handymen to landscaping, our offerings span a wide spectrum. Our skills at negotiation is remarkable, complemented by a dedicated team of licensed administrators, marketing wizards, and professionals proficient in photography. Choosing Cloud Group minimizes time wastage, enhances process flexibility, and avails a broader scope of skills and proficiencies. Every member within our team has a distinctive role, all united in the pursuit of your real estate aspirations. Whether you're contemplating a property sale or purchase, harness our productivity, passion, and comprehensive services to achieve your goals seamlessly.

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