



Presented by:  
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**Active**  
**R2055394**

Board: V  
 House/Single Family

# 1461 HOCKADAY STREET

Coquitlam  
 Hockaday  
 V3E 3B2

Residential Detached

**\$1,175,000** (LP)

(SP)



|                                    |                  |              |                                    |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date:                         | Frontage (feet): | <b>58.00</b> | Original Price: <b>\$1,175,000</b> |
| Depth / Size (ft.): <b>102</b>     | Bedrooms:        | <b>6</b>     | Approx. Year Built: <b>1994</b>    |
| Lot Area (sq.ft.): <b>6,038.00</b> | Bathrooms:       | <b>3</b>     | Age: <b>22</b>                     |
| Flood Plain: <b>No</b>             | Full Baths:      | <b>3</b>     | Zoning: <b>RS-3</b>                |
| Rear Yard Exp: <b>East</b>         | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$4,131.64</b>     |
| Approval Req?:                     |                  |              | For Tax Year: <b>2015</b>          |
| If new, GST/HST inc?:              |                  |              | Tax Inc. Utilities?: <b>No</b>     |
|                                    |                  |              | P.I.D.: <b>018-924-131</b>         |
|                                    |                  |              | Tour: <b>Virtual Tour URL</b>      |

View: **No :**

Complex / Subdiv: **HOCKADAY**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
 Type of Roof: **Tile - Concrete**

Reno. Year:  
 R.I. Plumbing: **No**  
 R.I. Fireplaces: **0**

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Dist. to Public Transit: **4 BLKS** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Legal: **PL LMP18335 LT 2 LD 36 SEC 13 TWP 39**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System**

| Floor | Type           | Dimensions | Floor | Type    | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|---------|------------|-------|------|------------|
| Main  | Living Room    | 13' x 16'  | Below | Bedroom | 10' x 11'  |       |      | x          |
| Main  | Dining Room    | 11' x 14'  | Below | Bedroom | 10' x 13'  |       |      | x          |
| Main  | Kitchen        | 10' x 18'  | Below | Laundry | 6' x 12'   |       |      | x          |
| Main  | Family Room    | 13' x 15'  |       |         | x          |       |      | x          |
| Main  | Master Bedroom | 14' x 15'  |       |         | x          |       |      | x          |
| Main  | Bedroom        | 11' x 11'  |       |         | x          |       |      | x          |
| Main  | Bedroom        | 10' x 11'  |       |         | x          |       |      | x          |
| Below | Living Room    | 14' x 20'  |       |         | x          |       |      | x          |
| Below | Kitchen        | 10' x 14'  |       |         | x          |       |      |            |
| Below | Bedroom        | 12' x 15'  |       |         | x          |       |      |            |

|                            |                      |                                                           |      |       |             |            |                |
|----------------------------|----------------------|-----------------------------------------------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,800</b>         | # of Rooms: <b>13</b>                                     | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>2</b>                                   | 1    | Main  | <b>5</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below):    | <b>1,400</b>         | # of Levels: <b>2</b>                                     | 2    | Main  | <b>4</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite: <b>Unauthorized Suite</b>                          | 3    | Below | <b>4</b>    | <b>No</b>  | Pool:          |
| Finished Floor (Total):    | <b>3,200 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |       |             |            | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>0</b> Beds not in Basement: <b>6</b> | 5    |       |             |            | Door Height:   |
| Grand Total:               | <b>3,200 sq. ft.</b> | Basement: <b>Fully Finished, Part</b>                     | 6    |       |             |            |                |
|                            |                      |                                                           | 7    |       |             |            |                |
|                            |                      |                                                           | 8    |       |             |            |                |

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

**RE/MAX Sabre Realty Group**

**Wow! Do not miss out on this GORGEOUS well maintained and nicely updated 5 bedrm + den home! This home is a 10/10 with a great open floor plan, large rooms that include a 2 bedrm bsmt suite! Beautiful bamboo flring thru-out the main flr & you will fall in love with the updated kitchen w/lrge E/A, island and open family rm great for entertaining! You also have a large formal dining and living room with vaulted ceiling & gas fireplace for those special occasions! Enjoy the spacious Master bedroom w/W.I. closet & deluxe 5 pc ensuite! BONUSES INCLUDE: Painted inside and out, NEW skylights, NEW S/S appliances, NEW Furnace and Hot Water Tank, long lasting tile roof! OPEN HOUSE Sat & Sund April 16 & 17 from 1 to 4.**