



CUL-DE-SAC LOCATION & TIER 1 TRANSIT-ORIENTED AREA.

1120 WALLACE COURT, COQUITLAM

A great opportunity for buyers looking to get into a detached home in Coquitlam with significant upside potential. The main level offers 3 bedrooms and 2 bathrooms, while downstairs has a spacious 1-bedroom suite offering valuable mortgage help or extended family space. Well-maintained with tasteful updates, a large driveway and a private fenced backyard with plenty of room to enjoy. Located within Coquitlam's Tier 1 Transit-Oriented Area, the property also offers excellent long-term redevelopment potential. Walk to SkyTrain, Coquitlam Centre, shopping, restaurants and transit. A solid home today with plenty of options for the future.



604.340.4400 info@reimers.ca www.reimers.ca

我们也说国语和粤语. 买卖房屋? 请致电 1.888.515.8881

Active

R3164460

Board: V

House/Single Family

1120 WALLACE COURT

Coquitlam

Ranch Park

V3C 4X4

Residential Detached

\$1,385,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Frontage(feet): 24.00

Frontage(metres): 7.32

Depth / Size:

Lot Area (sq.ft.): 5,500.00

Lot Area (acres): 0.13

Flood Plain:

View: No :

Complex/Subdiv:

First Nation Reserve:

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

Sewer Type: City/Municipal

Water Supply: City/Municipal

If new, GST/HST inc?:

Bedrooms: 4

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Rear Yard Exp: Northwest

P.I.D.: 003-629-848

Original Price: \$1,499,000

Approx. Year Built: 1983

Age: 43

Zoning: RS4

Gross Taxes: \$4,991.01

For Tax Year: 2025

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Mixed, Wood

Foundation: Concrete Perimeter

Renovations:

of Fireplaces:1

Fireplace Fuel: Wood

Fuel/Heating: Forced Air

Outdoor Area: Fenced Yard, Sundeck(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen:

Metered

R.I. Plumbing:

Total Parking: 3

Covered Parking: 1

Parking Access: Front

Parking: Open

Driveway Finish: Asphalt

Dist. to Public Transit: 1 BLOCK

Title to Land: Freehold NonStrata

Property Disc.: Yes

Fixtures

Fixtures Rmvd: No :

Floor Finish: Laminate, Other, Tile

Dist. to School Bus: 4 BLOCKS

Land Lease Expiry Year:

Legal: LOT 439, PLAN NWP65510, DISTRICT LOT 373, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed

Finished Floor (Main): 1,286

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 991

Finished Floor (Basement): 0

Finished Floor (Total): 2,277 sq. ft.

Unfinished Floor: 0

Grand Total: 2,277 sq. ft.

Flr Area (Det'd 2nd Res): sq. ft.

Floor

Type

Dimensions

Floor

Type

Dimensions

Bathrooms

Main

Kitchen

10'7 x 16'1

x

Floor

#Pcs

Main

Dining Room

10'8 x 9'7

x

Main

4

Main

Family Room

13'0 x 16'11

x

Main

3

Main

Primary Bedroom

11'10 x 13'9

x

Below

3

Main

Walk-In Closet

3'6 x 6'9

x

Main

Bedroom

10'7 x 8'7

x

Main

Bedroom

10'7 x 10'1

x

Below

Foyer

10'3 x 6'9

x

Below

Laundry

10'4 x 6'6

x

Below

Living Room

13'0 x 13'7

x

Below

Kitchen

13'0 x 12'11

x

Below

Bedroom

23'7 x 12'6

x

x

Crawl/Bsmt. Height:

of Levels: 2

of Kitchens: 2

of Rooms: 12

Manuf Type:

MHR#

ByLaw

Registered in

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): Royal LePage West Real Estate Services

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

www.ranchparkliving.com

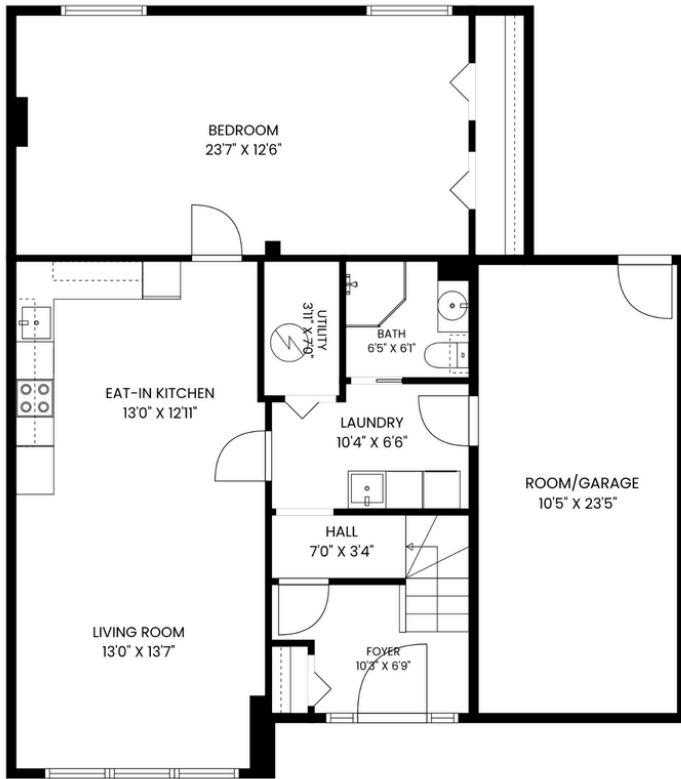
ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

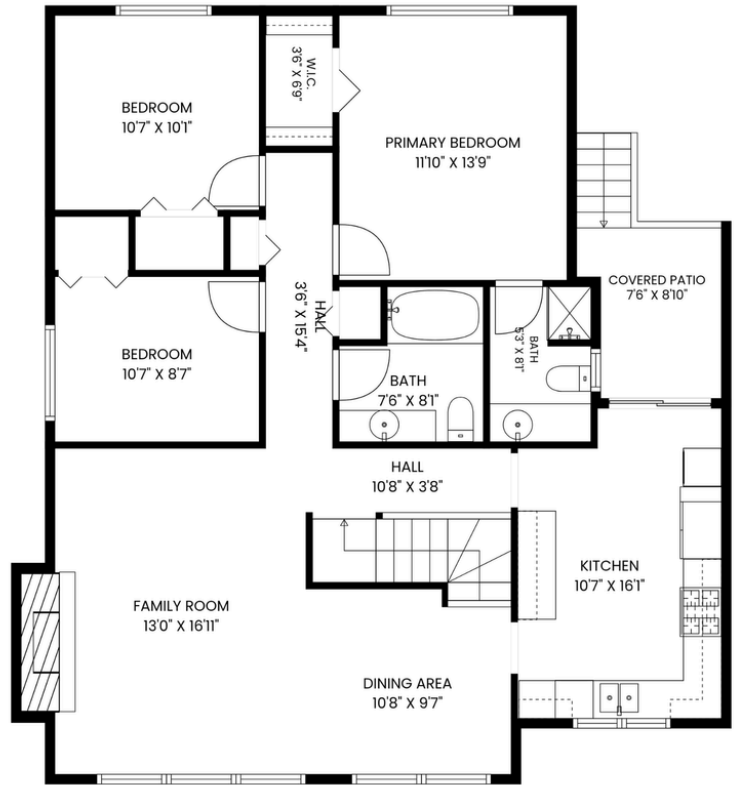
1120 WALLACE COURT, COQUITLAM

1120 Wallace Ct, Coquitlam, BC

Lower Floor	991 SQ FT	Room/Garage	265 SQ FT
Main Floor	1,286 SQ FT	Covered Patio	72 SQ FT
Total Livable:	2,277 SQ FT	Total Extras:	337 SQ FT



Lower Floor



Main Floor



MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

ROYAL LEPAGE
WEST REAL ESTATE SERVICES



davidreimers
PERSONAL REAL ESTATE CORPORATION

604.340.4400
LOCAL REAL ESTATE ADVISOR

604.340.4400 info@reimers.ca www.reimers.ca

我们也说国语和粤语。买卖房屋？请致电 1.888.515.8881

EXPERT GUIDANCE. FIRST CLASS RESULTS.



HOW MUCH IS YOUR HOME WORTH? VISIT...

homeevaluate.com