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PERSONAL REAL ESTATE CORPORATION

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.

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Active
R3164460
Board: V
House/Single Family

1120 WALLACE COURT

Coquitlam
Ranch Park
V3C 4X4

Residential Detached
$1,319,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,499,000**
Meas. Type:	**Feet**	Bedrooms:	**4**	Approx. Year Built:	**1983**
Frontage(feet):	**24.00**	Bathrooms:	**3**	Age:	**43**
Frontage(metres):	**7.32**	Full Baths:	**3**	Zoning:	**RS4**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$4,991.01**
Lot Area (sq.ft.):	**5,500.00**	Rear Yard Exp:	**Northwest**	For Tax Year:	**2025**
Lot Area (acres):	**0.13**	P.I.D.:	**003-629-848**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	**Virtual Tour URL**
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**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **4 BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Other, Tile**

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.**

Suite: **Unauthorized Suite**
Basement: **Full, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **12**

Floor	Type	Dimensions
Main	**Kitchen**	**10'7 x 16'1**
Main	**Dining Room**	**10'8 x 9'7**
Main	**Family Room**	**13'0 x 16'11**
Main	**Primary Bedroom**	**11'10 x 13'9**
Main	**Walk-In Closet**	**3'6 x 6'9**
Main	**Bedroom**	**10'7 x 8'7**
Main	**Bedroom**	**10'7 x 10'1**
Below	**Foyer**	**10'3 x 6'9**
Below	**Laundry**	**10'4 x 6'6**
Below	**Living Room**	**13'0 x 13'7**
Below	**Kitchen**	**13'0 x 12'11**
Below	**Bedroom**	**23'7 x 12'6**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**3**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

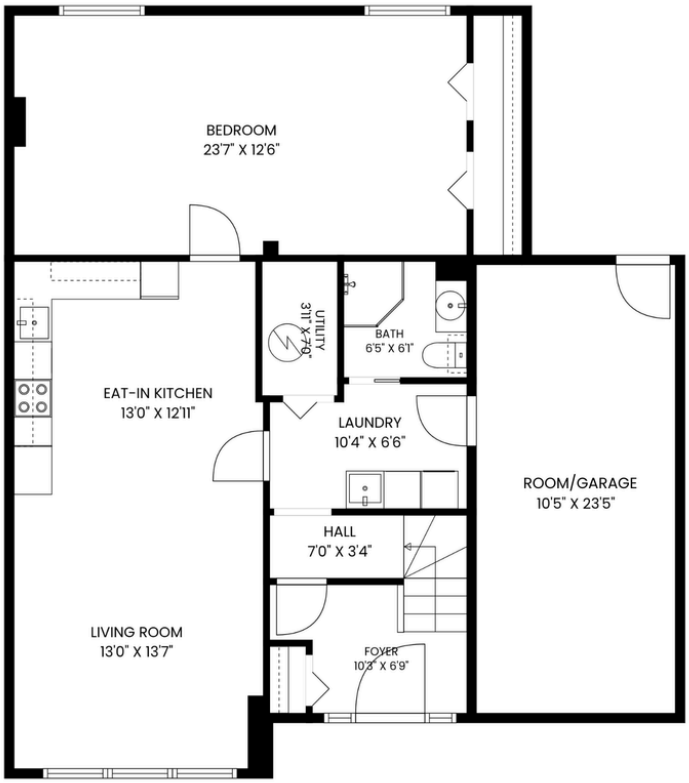
FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT
www.ranchparkliving.com
ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOOR**PLAN**

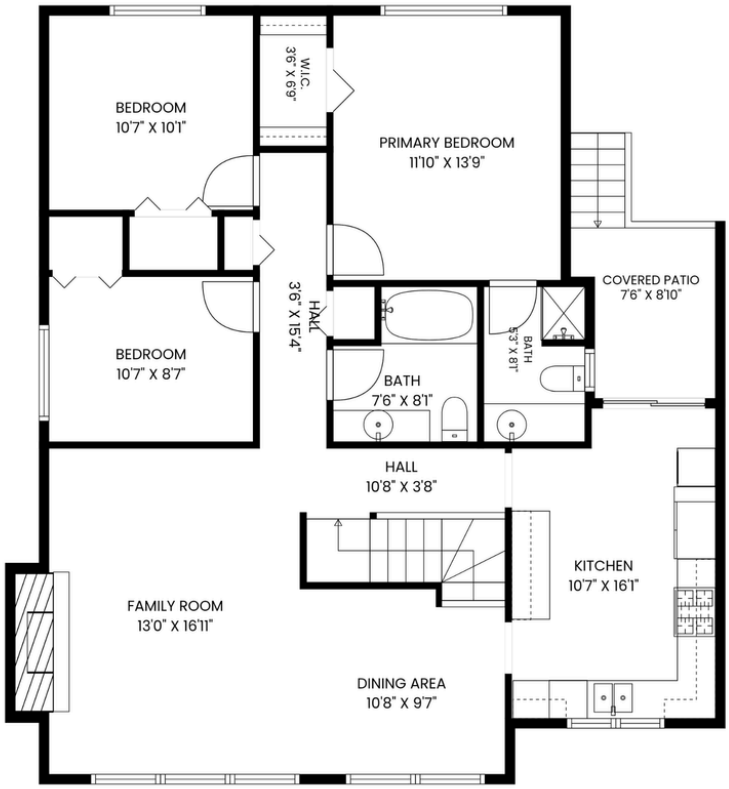
1120 WALLACE COURT, COQUITLAM

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

N

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

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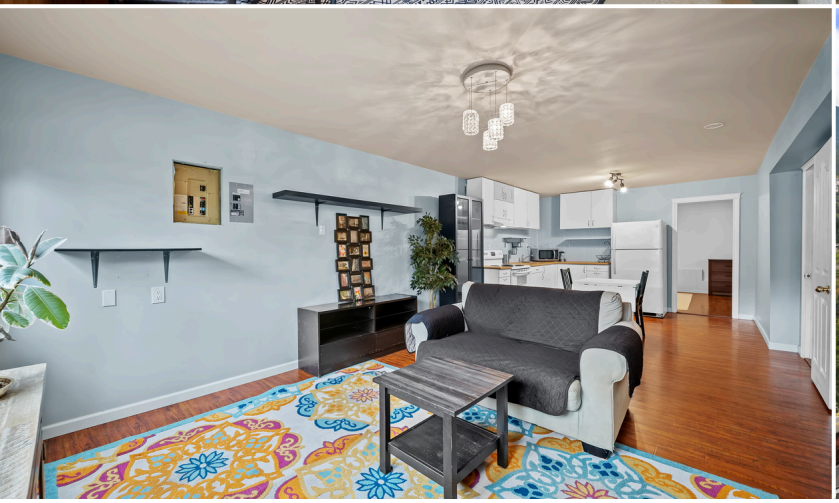
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