



MID-CENTURY MODERN CIRCA 1968

1830 ROUTLEY AVENUE

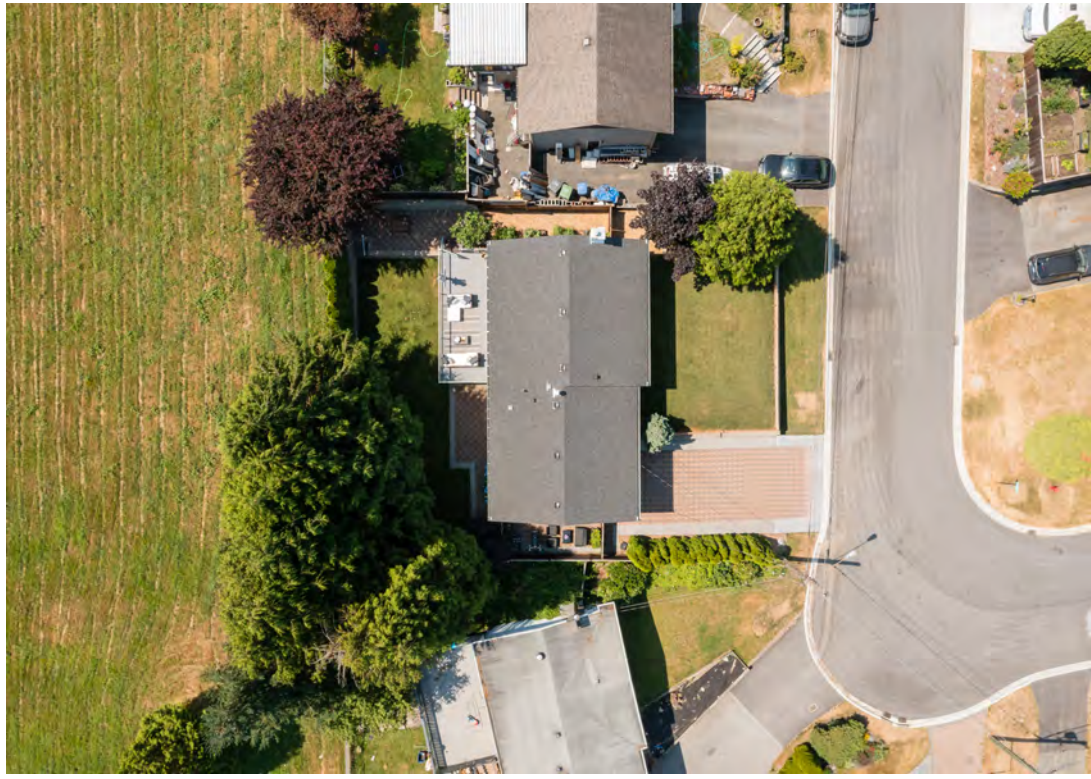
PORT COQUITLAM

reimagined. modern. dreamy.



RE-IMAGINING THE SINGLE FAMILY PRIVATE URBAN RETREAT
FOR YOU. FOR YOUR FAMILY. FOREVER.

DESIGNED TO PUT DOWN ROOTS



68' WIDE X 89' DEPTH, TOTALLING 6,007 SQ.FT. LOT - ESTATE SIZE





STIMULATING SHOWPIECES



IMMERSE YOURSELF IN CREATION



SHAPED FOR VERSATILE LIVING



COHESIVE LIVING SPACES



RETREAT. REFRESH. RESTART.



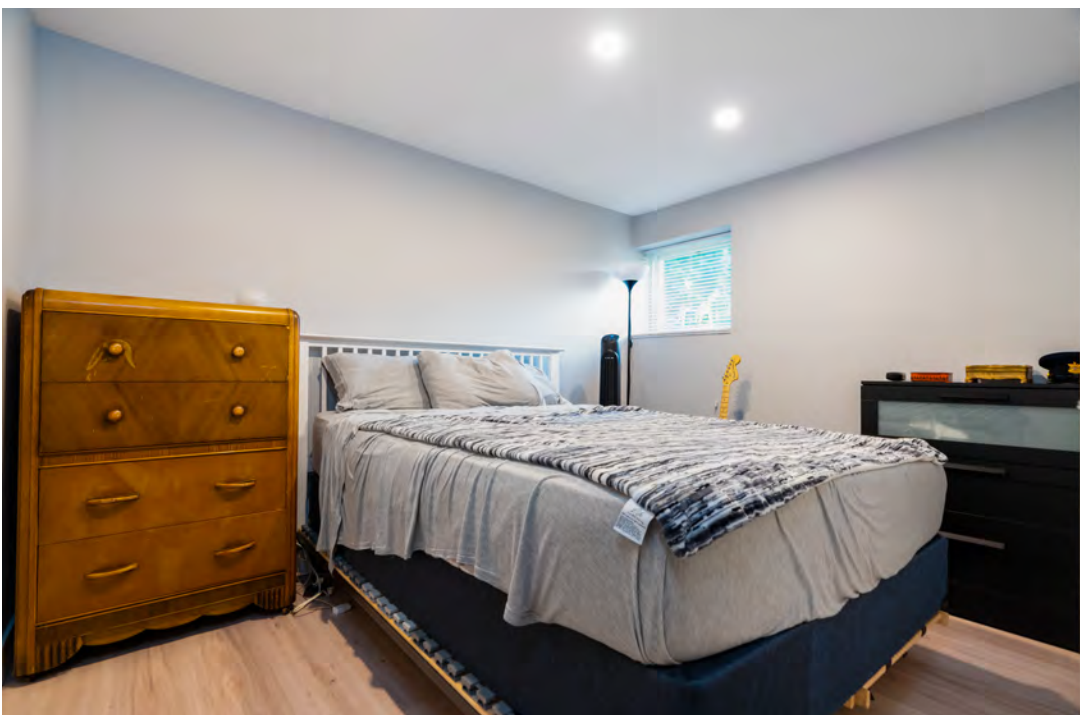
GENEROUS SIZED ROOMS



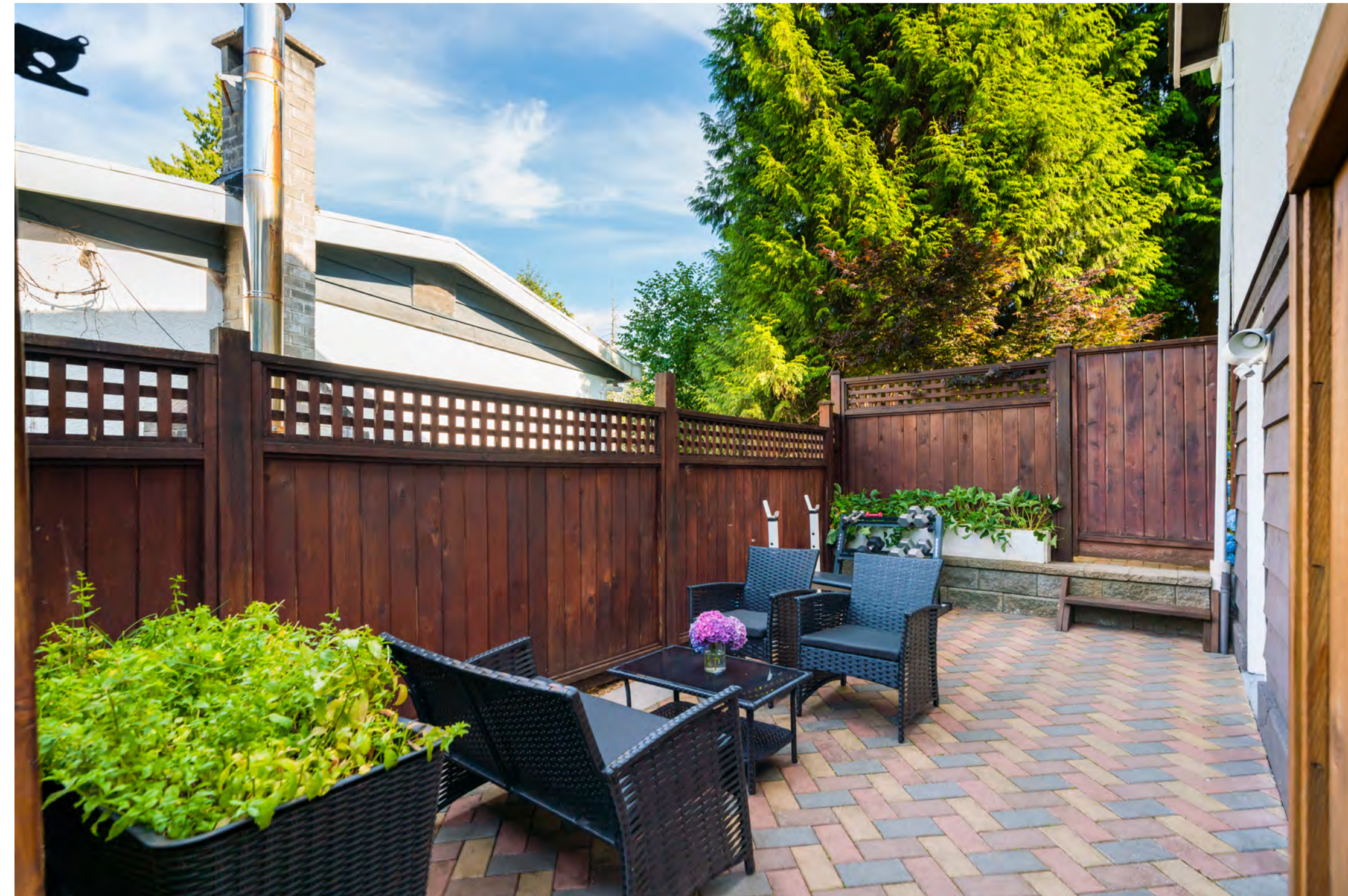
MORE SPACE FOR EVERYONE



SEPERATE SECONDARY SUITE - FOR INCOME OR FOR THE FAMILY



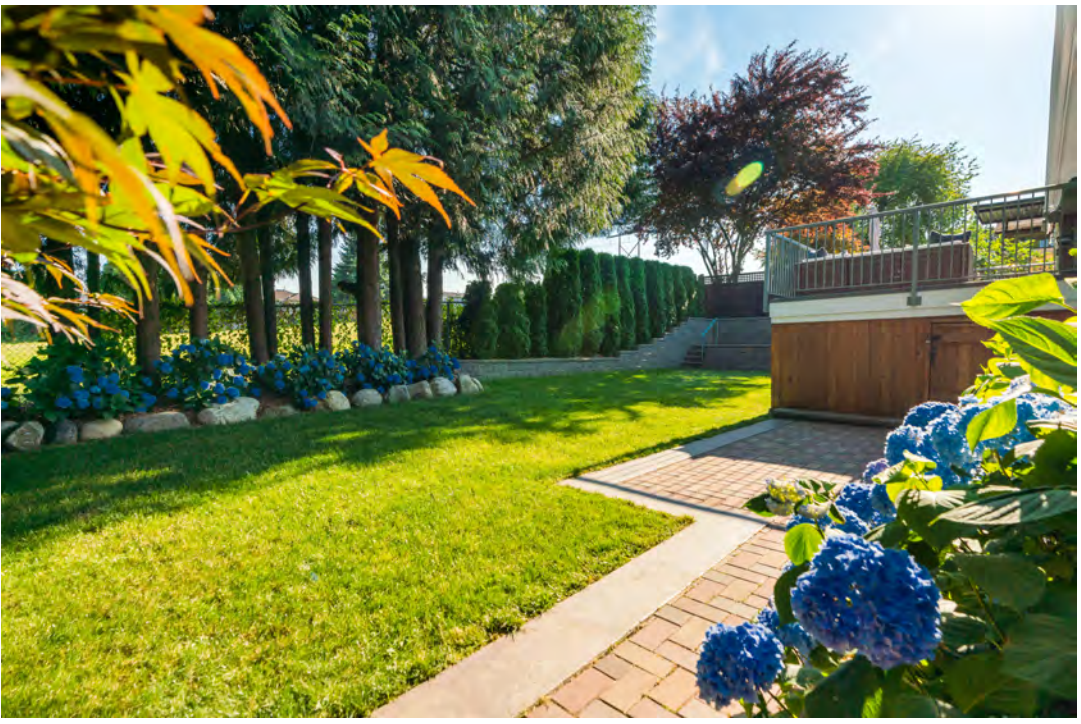
ESCAPE



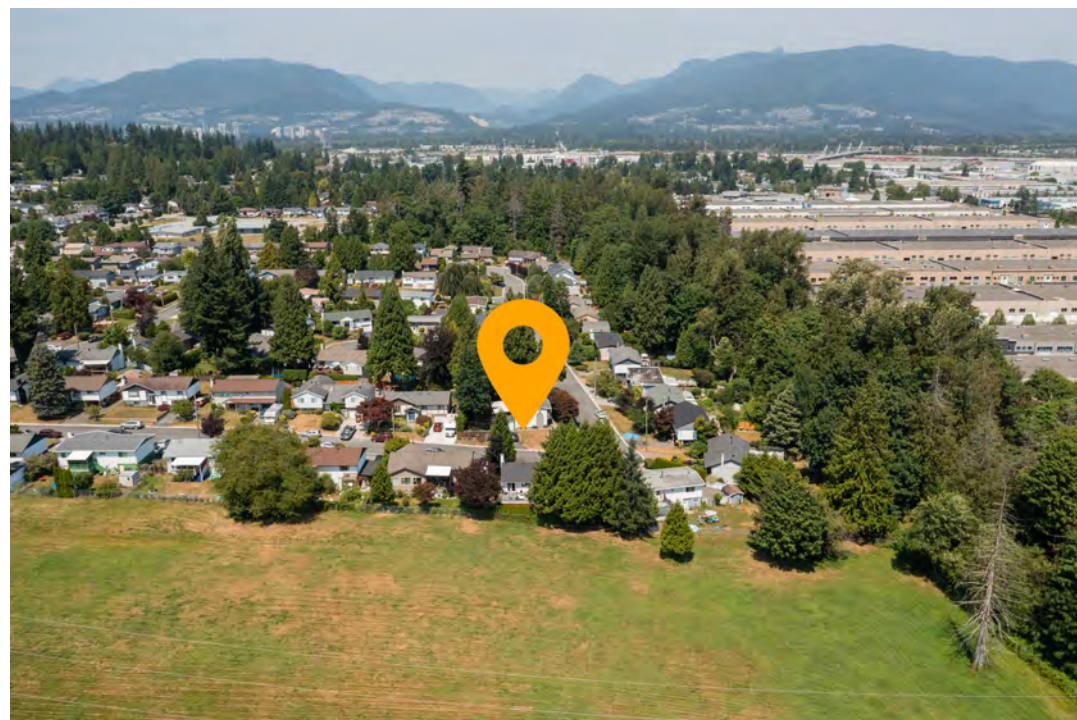
OUTDOOR ENTERTAINING EVERY DAY OF THE WEEK



SPACE YOU CAN'T WAIT TO DIVE INTO



BEAUTY ALL AROUND



CONNECTED. NATURE & AMENITIES.



RETHINKING HOW WE LIVE, WORK, PLAY & MOVE AROUND IN SPACESHOULD ALWAYS INCLUDE QUALITY

DESIGN & REMODEL IN 2018- WITH TIMELESS QUALITY,
INTELLIGENCE & AFFECTION

- Textured wide plank white oak laminate throughout
- New double pane windows (2019) throughout with window screens; enlarged picture-sized windows throughout to maximize views, natural light and sense of openness.
- Gas fireplace with floor to ceiling natural stone fireplace surround and electric remote starter
- HDMI ready Audio & Visual equipment hub in living room - out of site cords!
- Formal entry with modern oversized triple globe clear glass hanging pendant lights
- Main staircase with metal railing with glass panes for flow, openness & light complete with laminate steps
- LED pot lights throughout
- New French patio doors bringing the inside out
- 2 YEAR Asphalt Shingled Roof
- Completely newly renovated in 2018 secondary suite: 2 Bedrooms with 3 piece bathroom; laminate floors, new windows, new lighting, seperate entry with own fully fenced private patio (Rent up to \$1500-\$1550/mo.)
- 2018 Brand new open Chef's Lover's Dream Kitchen
- New Shaker Style Entry door with black hardware
- Blomberg Stackable Washer/Dryer Set
- Blomberg Stackable Washer/Dryer Set for suite
- New sundeck 2016
- Property's landscaping is curated by an agricultural engineer - and it shows! complete with irrigation system for front and back yards and newly remodeled backyard landscaping for optimal proper flow and drainage; additional room for expansion of irrigation system if needed (NE corner water outlet)
- Gas Furnace - Central Forced Air heating (6 YEARS)
- Gas Hot Water Tank (6 YEARS)
- Fully Fenced with 3 gated areas (2017)
- Exclusive exterior garbage and recycling bin area so you do not need to use your garage!
- Cedar wood siding
- Black out blinds in upper level kids room and two way blinds in Master
- All new water pipes throughout home

DREAMY KITCHEN - IMMERSE, CREATE & INDULGE

- 36" Kitchen Aid Stainless Steel Fridge with french doors, bottom mount freezer drawer and water & ice feature
- 36" FULGOR MILANO gas 6-burner range with convection oven
- Kitchen Aid Stainless Steel full capacity Dishwasher
- 36" FULGOR MILANO CHIMNEY STYLE Venthood
- Polished Calacattastyle Quartz composite countertops
- Built-in Panasonic speed dial microwave with kit
- Near 10' kitchen island with breakfast bar, wine rack
- Drawers with organizers and pull-out waste & recycling organizer
- Kraus under-mount super bakers-style bowl with Kraus pro-spray faucet
- White Porcelain subway tiled backsplash
- Snow white high polished acrylic finished flat panel cabinets with soft-close mechanisms & modern handles
- Generous pantry and cabinets with pull-outs, spice & utensil organizers & Dyson ready drawer with outlet
- Featured veneer wrapped beams & columns

THE MOST BEAUTIFULLY IDYLIC, COVETED &
PRIDE-OF-OWNERSHIP STREET IN PORT COQUITLAM

MORE SPACE TO MOVE AROUND IN

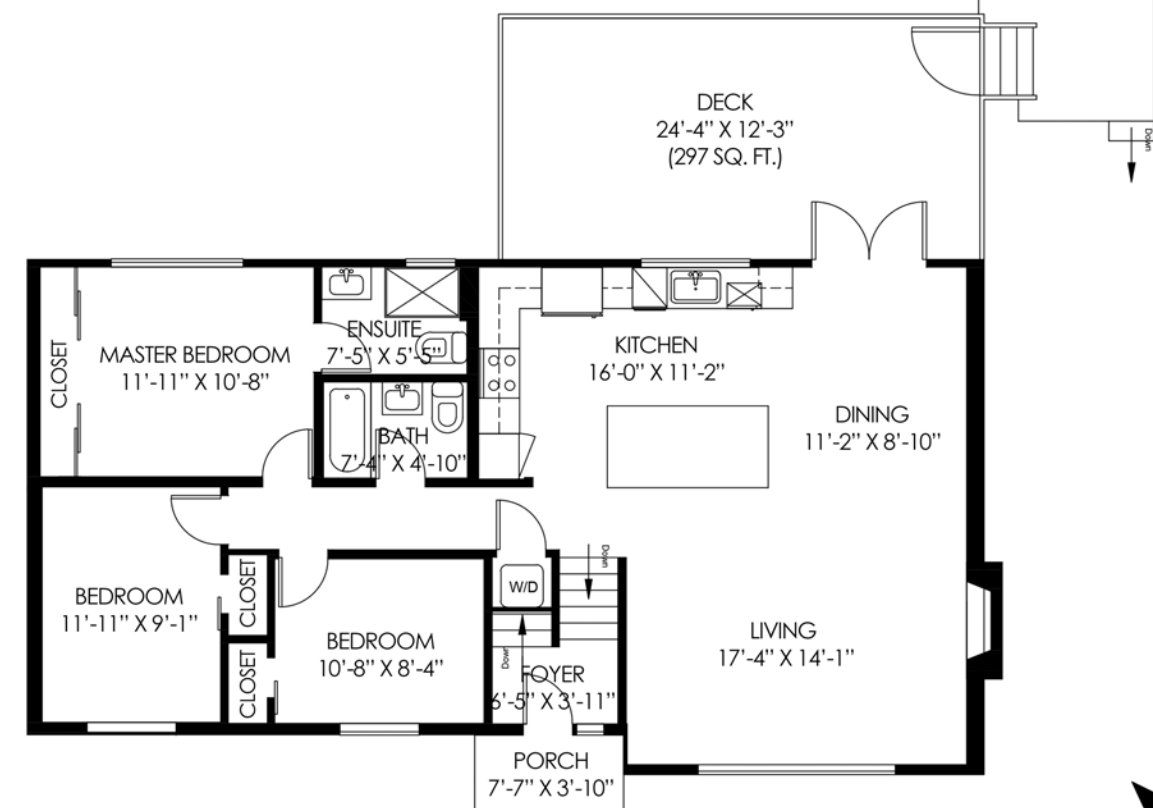
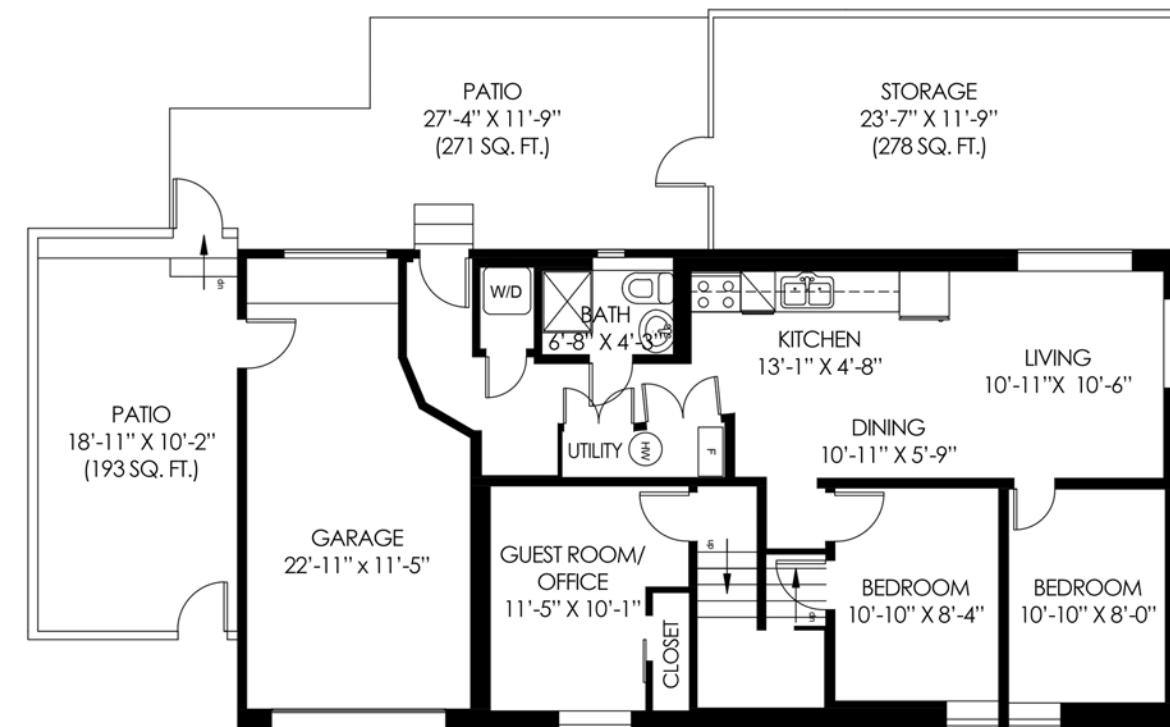
- Designated Office or guest suite on lower level part of main house
- Single car garage ideal for Workshop & Creative Studio: freshly painted floors, built-in wall cabinets and workshop organizers ready for your next project
- ULTIMATE SUN-SOAKED SOUTHERN BACKYARD OVER-LOOKING AN OPEN GRASSY PARK-LIKE GLADE - 100% PRIVACY & 100% ENTERTAINER'S DELIGHT
- Seamless backyard 278 sqft sundeck off dining room with gas bib for BBQ
- Lower Level 191 sqft paved patio for additional outdoor play & entertainment
- 278 sqft under deck covered storage for all your outdoor and seasonal storage needs
- Combined over 1260 sqft of outdoor decks & patios
- Actual usable front yard - raised for exclusivity & complete with modern slatted fencing surround
- Dedicated planters on west side yard with mulched landscaping
- Fully fenced private manicured backyard setting with ample grassy open areas for leisure & endless outdoor activities
- Double Gate East-side open carport/patio for RV & Boat Parking/Storage
- Designer paving stone generous driveway to fit 4 cars easy plus single car garage plus RV/Boat Parking - Total 6 plus car parking plus ample street parking for visitors
- House comes complete with natural air conditioning - natural breezeway keeps the home cool all summer long
- Wireless garage door opener
- Doorbell Camera on app

All items and information listed above are to be verified by the Buyer for accuracy if deemed important. There are no warranties provided by the Seller or Listing Agent /Brokerage for any items listed above.

1830 ROUTLEY AVENUE, PORT COQUITLAM, BC

LOWER FLOOR TOTAL: 911 SQ. FT.
MAIN FLOOR TOTAL: 1,214 SQ. FT.
TOTAL: 2,125 SQ. FT.

GARAGE: 259 SQ. FT.
PATIO: 655 SQ. FT.
DECK: 297 SQ. FT.
PORCH: 30 SQ. FT.
STORAGE: 278 SQ. FT.



ANN LOK
urban residences_modern living

604.767.0959
ann@annlok.com
www.annlok.com

floor plan designed by
ishot.ca Enterprises Inc.
604-368-7979
<http://ishot.ca>

IDYLLIC PRIDEFUL RESIDENTIAL STREETS. TREND-SETTING. VIBRANT NEIGHBORHOODS. FRIENDLY COMMUNITY. CONNECTED IN ALL DIRECTIONS.

POCO
COMMUNITY
CENTRE

PORT MOODY

CITY
AVENUE
MARKET



COLONY FARM
REGIONAL PARK

GATES
PARK



KILMER PARK

COQUITLAM



ECOLE KILMER ELEMENTARY

LOWER MARY HILL



SUPERSTORE



TRI-CITIES
EATERIES
& CAFES



HAZEL
TREMBLATH
ELEMENTARY

H-MART

PORT COQUITLAM



SAVE-ON FOODS



CARNOUSTIE GOLF CLUB

ECOLE CITADEL MIDDLE SCHOOL



ECOLE MARY HILL
ELEMENTARY