

Active

R2603075

Board: V , Detached

House/Single Family

1830 ROUTLEY AVENUE

Port Coquitlam

Lower Mary Hill

V3C 1A7

\$1,398,000 (LP)

(SP)

D

l

H

T

e

M

Days on Market: 2

Previous Price: \$0

Meas. Type: Feet

Frontage (feet): 68.17

Frontage (metres): 20.78

Depth / Size: 89

Lot Area (sq.ft.): 6,007.00

Lot Area (acres): 0.14

Flood Plain:

View: Yes : PARKLIKE GREENBELT

Complex/Subdiv:

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

List Date: 7/19/2021

Original Price: \$1,398,000

If new, GST/HST inc?:

Bedrooms: 6

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Rear Yard Exp: South

P.I.D.: 006-787-983

Expiry Date: 12/31/2021

Sold Date:

Approx. Year Built: 1968

Age: 53

Zoning: RS-1

Gross Taxes: \$3,658.58

For Tax Year: 2021

Tax Inc. Utilities?: Yes

Tour: Virtual Tour URL

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Renovations:

# of Fireplaces: 1 R.I. Fireplaces: 0

Fireplace Fuel: Natural Gas

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Patio(s), Patio(s) & Deck(s), Sundeck(s)

Reno. Year: 2018

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 6

Covered Parking: 1

Parking Access: Front

Parking: Garage; Single, Open, RV Parking Avail.

Driveway Finish: Paving Stone

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: No : PROVIDED UPON PRESENTATION OF OFFER

Fixtures Leased: No :

Fixtures Rmvd: Yes: Murphy's bed in Guest room/office, wall shelves in kids room

Floor Finish: Laminate, Tile

Legal: LOT 376, PLAN NWP33167, DISTRICT LOT 232, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Garden, In Suite Laundry, Storage

Site Influences: Central Location, Greenbelt, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Windows - Thermo

Finished Floor (Main): 1,214	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Foyer	6'5x3'11	Below	Master Bedroom	10'10 x 8'4	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Living Room	17'4x14'1	Below	Bedroom	10'10 x 8'0	Main 3
Finished Floor (Below): 911	Main	Dining Room	11'2x8'10				Main 4
Finished Floor (Basement): 0	Main	Kitchen	16'0x11'2				Below 3
Finished Floor (Total): 2,125sq. ft.	Main	Master Bedroom	11'11x10'8				
Unfinished Floor: 0	Main	Bedroom	11'11x9'1				
Grand Total: 2,125sq. ft.	Bsmt	Bedroom	10'8x8'4				
Flr Area (Det'd 2nd Res): sq. ft.	Main	Porch (enclosed)	7'7x3'10				
	Main	Other	24'4x12'3				
	Below	Bedroom	11'5x10'1				
	Below	Living Room	10'11x10'6				
	Below	Dining Room	10'11x5'9				
	Below	Kitchen	13'1x4'8				

Suite: Unauthorized Suite

Basement: Fully Finished

Crawl/Bsmt. Ht: # of Levels: 2

# of Kitchens: 2 # of Rooms: 15

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

ByLaw Restrictions:

PAD Rental:

Maint. Fee:

List Broker 1: Sutton Group-West Coast Realty - Office: 604-714-1700

List Broker 3: ann@annlok.com

List Desig Agt 1: Ann Lok - Phone: 604-767-0959

Appointments: Phone L.R. First

List Broker 2:

Call: TEXT OR TOUCHBASE

List Desig Agt 2: 3:

Phone: 604-767-0959

Sell Broker 1:

Sell Sales Rep 1: 2: 3:

Owner: SANA TALEBI/ MIKI SANDRA TALEBI

Commission: 3.255% ON THE FIRST \$100,000.00 PLUS 1.1625% ON THE BALANCE

Occupancy: Owner, Tenant

Realtor

Remarks: Quality Detail & TLC in every square inch of this home. 1st open house by appointment only: Sat/Sun July 24 & 25th 2pm - 4pm. Measurements by ishot.ca Separate entry 2 bed/1 bath unauthorized accommodation w/ own laundry. Tenant pays \$1400/mo. until April 30, 2022 (optional vacant possession may be possible - tenant's option only). Offer presentation: Monday, July 26th by 5pm to annLok@novuscom.net

PRIDE OF OWNERSHIP -Not an inch of this property that has not been given love & quality attention. Spectacular 68' foot wide, 6007 sqft lot Mid-Century Modern Dreamy Home-remodeled in 2018. 4 Beds/2 Baths Main home w/ showstopper Chef Lover's kitchen features 6-burner gas range, 10' long kitchen island w/ wine storage, quartz counters, pantry, breakfast bar; textured laminate thruout, gas fireplace, seamless french doors onto massive deck w/ gas bib for bbq, south-facing private backyard over greenbelt, over 1260 sqft of outdoor patios/decks combined, 278 sqft storage, landscaped manicured yards w/ auto irrigation. Garage/workshop (upto 6 car w/ RV prkg). Sep. 2 Bed/1 Bath suite rents \$1400/mo. (can get \$1500/mo. easy) w/ own laundry & patio. Endless features. Open Sat/Sun 2-4pm by appt

RED Full Realtor

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

07/21/2021 03:16 PM

1 Page