


Coquitlam, Central Coquitlam
1147 ROCHESTER AV, V3K 2X3

MLS# V1061146

Residential Detached
Active



List Price: **\$1,099,000**

Complex/Subdiv:

Frontage:Bedrooms:6PID:025-766-571

Depth/Size:Bathrooms:5Type:House/Single Family

Lot Area SqFt:6760.00Full Baths:4Approx Yr Blt:2006

Rear Yard Exp:Half Baths:1Age at List Date:8

Meas Type:FeetIf New GST/HST Incl:Taxes:\$5,811 (2013)

Flood Plain:Zoning:RS-3

View:Y - FRASER RIVER

Serv. Connected:Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:2 Storey w/ Bsmt.

Construction:Frame - Wood

Foundation:Concrete Perimeter

Exterior:Stone, Vinyl, Wood

Rainscreen:

Type of Roof:Asphalt

Renovations:

Flooring:Hardwood, Tile, Wall/Wall/Mixed

Water Supply:City/Municipal

Heat/Fuel:Forced Air, Natural Gas

No. of Fireplaces:2

Fireplace Fuel:Gas - Natural

Outdoor Area:Fenced Yard, Patio(s)

Pad Rental:

Fixtures Leas:N

Fixt Removed:

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:4

Parking Access:Front

Parking Facilities:Garage; Double

Dist to Public Trans:

Possession:

Title to Land:Freehold NonStrata

Seller's Interest:Registered Owner

Mortgage Info:\$0

Property Disclosure:Y

Out Buildings:

Covered Parking:2

Dist to School Bus:

Legal:PL BCP7727 LT D DL 109 LD 36 GROUP 1.

Amenities:

Site Influences:Central Location, Shopping Nearby

Features Incl:Clothes Dryer, Clothes Washer, Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Security System, Storage Shed, Vacuum R.I., Refrigerator, Stove

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|-------------|-------------|-------|------|------------|
| Main F. | Living Room | 15' X 12' | Above | Bedroom | 12' X 11' | | | X |
| Main F. | Kitchen | 13' X 13' | Above | Bedroom | 11' X 10' | | | X |
| Main F. | Dining | 13' X 10' | Below | Den | 15'3 X 11'6 | | | X |
| Main F. | Nook | 11'8 X 9' | Below | Bedroom | 9'6 X 9' | | | X |
| Main F. | Family Room | 17' X 13' | Below | Bedroom | 12' X 10'9 | | | X |
| Main F. | Wok Kitchen | 7' X 5' | Below | Other | 8'10 X 7'10 | | | X |
| Main F. | Den | 11' X 9' | Below | Living Room | 14'6 X 12' | | | X |
| Main F. | Laundry | 8'3 X 5'9 | Below | Kitchen | 14' X 14' | | | X |
| Above | Master Bedroom | 16' X 13' | | | | | | X |
| Above | Bedroom | 11' X 11' | | | | | | X |

Floor Area (SqFt):

Main Floor Area SqFt:1,527

Finished Floor Up SqFt:1,149

Finished Floor Down:1,204

Finished Floor Bsmt SqFt:0

Total Finished Floor SqFt:3,880

Unfinished Floor:0

Grand Total Floor Area:3,880

Total # Rooms:18

Kitchens:2

Finished Levels:3

Crawl/Bsmt Height:

Basement Area:Fully Finished, Separate Entry

Suite:

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.

2 5 Piece; Ensuite: Y; Level: Above

3 4 Piece; Ensuite: Y; Level: Above

4 4 Piece; Ensuite: Y; Level: Above

5 4 Piece; Ensuite: N; Level: Below

6

7

8

Listing Broker(s): Prudential Sterling Realty

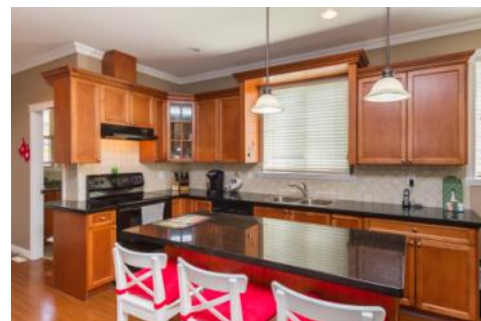
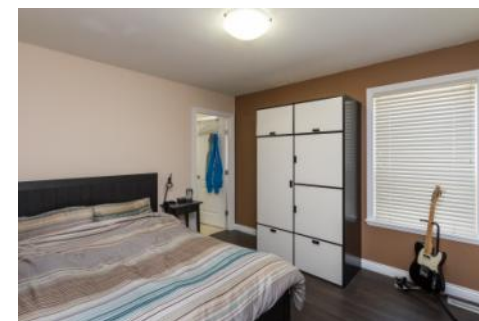
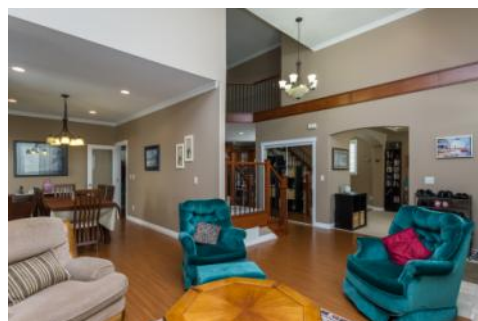
This lovely home has it all! Great for the growing family with 4 bdrms up, large entertaining rooms, huge kitchen with centre island, granite, pantry + a wok kitchen, 2 bdrm legal suite with separate entry, large lot & more. Featuring 2 storey foyer & living room with gas F/P, family room off eating area & kitchen. Upstairs boasts huge master bedroom with spa inspired ensuite, the other bedrooms all with adjoining bathrooms. Bsmt offers den plus 2 bdrm suite with own laundry, separate entry & parking. Large deck in back partly covered to bbq year round. Warm paint colours, storage shed in back, nicely landscaped, plenty of windows, crown molding, all this with a Fraser River view. Great location close to transit & shopping.

* The enclosed information while deemed to be correct, is not guaranteed.
* This communication is not intended to solicit properties already listed for sale.

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COMPLIMENTS OF

The Axfords

Prudential Sterling Realty
13 - 201 Morrissey Road
Port Moody, BC

See the virtual tour for this property at www.360hometours.ca

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