

Port Coquitlam, Lincoln Park PQ  
**3924 ST THOMAS ST, V3B 2Z4**

**MLS# V1061398**

Residential Detached  
**Active**



List Price: **\$510,000**

Complex/Subdiv:

Frontage:	Bedrooms:	<b>4</b>	PID:	<b>000-627-585</b>
Depth/Size:	Bathrooms:	<b>2</b>	Type:	<b>House/Single Family</b>
Lot Area SqFt: <b>7808.00</b>	Full Baths:	<b>2</b>	Approx Yr Blt: <b>1964</b>	
Rear Yard Exp:	Half Baths:	<b>0</b>	Age at List Date: <b>50</b>	
Meas Type: <b>Feet</b>	If New GST/HST Incl:		Taxes: <b>\$3,000 (2013)</b>	
Flood Plain:	Zoning:	<b>RS1</b>		

View: **Y - Greenspace**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>Basement Entry</b>	Total Parking: <b>3</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Single</b>	
Exterior: <b>Stucco, Wood</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Torch-On</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Laminate, Vinyl/Linoleum, Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Forced Air, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings:
Outdoor Area: <b>Fenced Yard, Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL NWP20984 LT 105 LD 36 SEC 7 TWP 40 PART SE 1/4.**

Amenities:

Site Influences: **Recreation Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6" X 12'4"			X			X
Main F.	Dining	11'4" X 9'			X			X
Main F.	Kitchen	15'9" X 11'9"			X			X
Main F.	Master Bedroom	12'6" X 10'			X			X
Main F.	Bedroom	11' X 9'2"			X			X
Main F.	Bedroom	11' X 9'2"			X			X
Above	Living Room	19' X 14'			X			X
Above	Kitchen	12' X 10'			X			X
Above	Bedroom	9'10" X 9'2"			X			X
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt: <b>1,000</b>	Total # Rooms: <b>9</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>	
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>2</b>	<b>2 3 Piece; Ensuite: N; Level: Below</b>	
Finished Floor Down: <b>725</b>	Finished Levels: <b>2</b>		
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height: <b>4</b>		
Total Finished Floor SqFt: <b>1,725</b>	Basement Area: <b>Part, Fully Finished</b>		
Unfinished Floor: <b>0</b>	Suite: <b>Unauthorized Suite</b>		
Grand Total Floor Area: <b>1,725</b>			

Listing Broker(s): **Prudential Sterling Realty**

**Quiet cul-de-sac and backing onto greenbelt makes this a great location! Renovated home with newer kitchens and bathrooms, 2 gas fireplaces, main floor features extensive use of laminate flooring, deck off eating area with access to huge level fully-fenced backyard. Basement offers 1 bedroom suite & shared laundry. Great investment or starter!**

\* 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 Axfor**s  
Prudential Sterling Realty  
13 - 201 Morrissey Road  
Port Moody, BC