



Presented by:
Willi B Isaak PREC*
 Royal LePage West R.E.S.
 Phone: 604-861-4663
 http://www.willisaak.com
 willi@shaw.ca



LISTING
FEATURES

1565 CORNELL AVENUE
 COQUITLAM

Active
R2317155
 Board: V
 House/Single Family

1565 CORNELL AVENUE
 Coquitlam
 Central Coquitlam
 V3J 3A2

Residential Detached
\$1,258,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **124.57**
 Lot Area (sq.ft.): **7,875.00**
 Flood Plain: **No**
 Rear Yard Exp: **North**
 Council Apprv?:
 If new, GST/HST inc?:**No**

Frontage (feet): **63.10**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**

Original Price: **\$1,258,000**
 Approx. Year Built: **1967**
 Age: **51**
 Zoning: **RES**
 Gross Taxes: **\$5,291.14**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **009-160-205**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **Coquitlam West**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Single**

Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Legal: **PL NWP29999 LT 125 DL 364 LD 36.**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'2 x 13'8	Below	Laundry	14'4 x 11'11			x
Main	Dining Room	12'0 x 10'2						x
Main	Kitchen	10'0 x 10'0						x
Main	Eating Area	7'0 x 7'0						x
Main	Bedroom	10'2 x 9'2						x
Main	Bedroom	10'3 x 10'2						x
Main	Master Bedroom	12'0 x 11'3						x
Below	Foyer	10'0 x 9'2						x
Below	Recreation	18'0 x 13'6						x
Below	Office	11'3 x 10'9						x

Finished Floor (Main):	1,183	# of Rooms:11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	850	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total):	2,033 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,033 sq. ft.	Basement: Full	6				
		Bed not in Basement: 3	7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

Builders! Investors! Renovators! large lot (7875 sqft) with mature trees and LANE ACCESS situated on a quiet street! This home is very clean and well cared for with newer laminate flooring, roof and hot water tank. Kitchen has eating area with access large covered balcony with stairs leading to backyard and private patio. Excellent, family oriented neighbourhood, close to schools, parks and recreation centre. So much potential here!

RED Full Public The enclosed information, while deemed to be correct, is not guaranteed. 10/22/2018 05:12 PM
 PREC* indicates 'Personal Real Estate Corporation'.



Willi Isaak
 604.861.4663 | WilliandAnn.com
 Personal Real Estate Corporation



Ann Ceolin
 604.218.8530



Builders! Investors! Renovators! Large lot (7875 sqft) with mature trees and LANE ACCESS situated on a quiet street! This home is very clean and well cared for with newer laminate flooring, roof and hot water tank. Kitchen has eating area with access large covered balcony with stairs leading to backyard and private patio. Excellent, family oriented neighbourhood, close to schools, parks and recreation centre. So much potential here!

Price	\$1,258,000
Style	House
Bedrooms	3
Bathrooms	3
Sqft	2,033
Year Built	1967