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Active
R2427573
 Board: V
 House/Single Family

418 DRAYCOTT STREET
 Coquitlam
 Central Coquitlam
 V3K 5K2

Residential Detached
 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,738,000**
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2019**
 Depth / Size: Bathrooms: **7** Age: **1**
 Lot Area (sq.ft.): **7,917.00** Full Baths: **6** Zoning: **RS-1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,494.32**
 Rear Yard Exp: **West** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **009-309-055**
 Tour:

View: **Yes: Sunny Western Exposure**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Glass, Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s), Rooftop Deck**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 14, PLAN NWP23132, DISTRICT LOT 111, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'6 x 10'6	Main	Walk-In Closet	5'2 x 7'4	Bsmt	Media Room	24'8x 13'0
Main	Great Room	17'6 x 14'0	Above	Master Bedroom	14'4 x 17'2	Bsmt	Recreation	15'2x 14'6
Main	Dining Room	8'0 x 7'0	Above	Master Bedroom	15'0 x 14'0	Bsmt	Bedroom	10'0x 8'8
Main	Kitchen	17'0 x 17'0	Above	Walk-In Closet	7'0 x 12'10	Bsmt	Bedroom	9'0x 11'0
Main	Family Room	15'8 x 16'6	Above	Bedroom	12'0 x 12'0	Bsmt	Kitchen	9'0x 11'4
Main	Wok Kitchen	13'0 x 7'6	Above	Bedroom	12'0 x 12'0	Bsmt	Living Room	14'0x 17'0
Main	Laundry	6'0 x 11'8	Above	Walk-In Closet	6'6 x 7'4	Bsmt	Dining Room	7'10x 7'6
Main	Master Bedroom	11'8 x 13'0	Above	Library	21'4 x 6'4	Bsmt	Bedroom	11'8x 9'10
Main	Walk-In Closet	8'4 x 11'8	Above	Nook	6'10 x 8'6	Bsmt	Bedroom	11'8 x 9'10
Main	Office	7'2 x 11'8	Bsmt	Bar Room	9'0 x 10'3			x

Finished Floor (Main):	2,178	# of Rooms:	29	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,128	# of Kitchens:	3	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	2,180	Suite:	Legal Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	6,486 sq. ft.	Crawl/Bsmt. Height:		4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	4	5	Bsmt	4	No	Grg Dr Ht:
Grand Total:	6,486 sq. ft.	Basement:	Fully Finished, Separate Entry	6	Bsmt	4	No	
				7	Bsmt	2	No	
				8				

Listing Broker(s): **Keller Williams Elite Realty** **Keller Williams Elite Realty**

A PROPERTY OF DISTINCTION | Must be Seen to be Believed | Generous in Space, Intimate in Comfort | 6486ft | 8bed+7bath of Elegance | Exquisite Finishing In+Out | Dramatic Curb Appeal | Landscape Perfection | Full of Surprises | Impressive Entertainer's 600ft Private Rooftop Deck + 240 for Hot Tub | 1015ft of Added Outdoor Patios | Equipped w/Latest Tech + Media inc iPad+Control4+Alexa | Dramatic Designer Lighting | Vaulted Great Room Wetbar | Dream Kitchen - Rich Millwork - Commercial Apps - Expansive Island - Built-In Parlour Nook + Complete Butler Kitchen | Engineered Floating Staircase | RARE 2 Level Master inc Sitting+ Dressing Area+Spa Ensuite. Formal Master Above-You Choose | BSMT = Bright 2 Bed Legal Suite+Private Patio=Home in a Home | Add Stunning Wetbar+Media+Rec+2 Guest Beds.

SYNERGY3

DEVELOPMENTS

418 DRAYCOTT COQUITLAM



SALES BY:



MARKETING BY:



A PROPERTY OF DISTINCTION.

This is not intended to cause or induce a breach of an existing agency agreement.

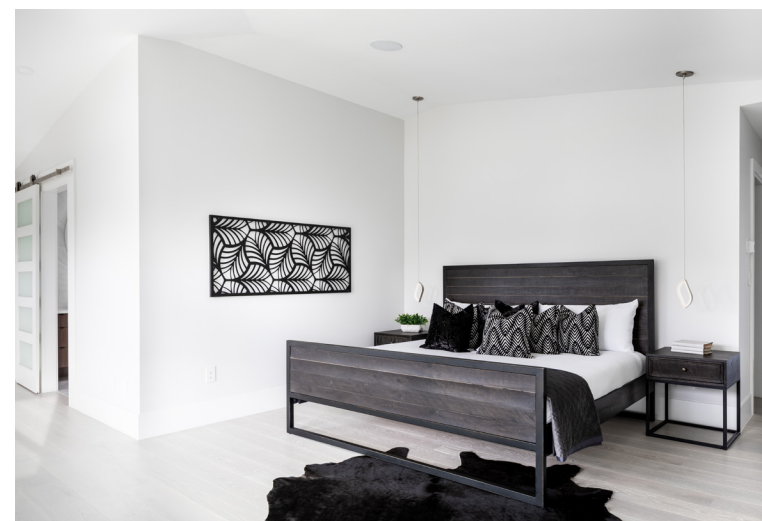
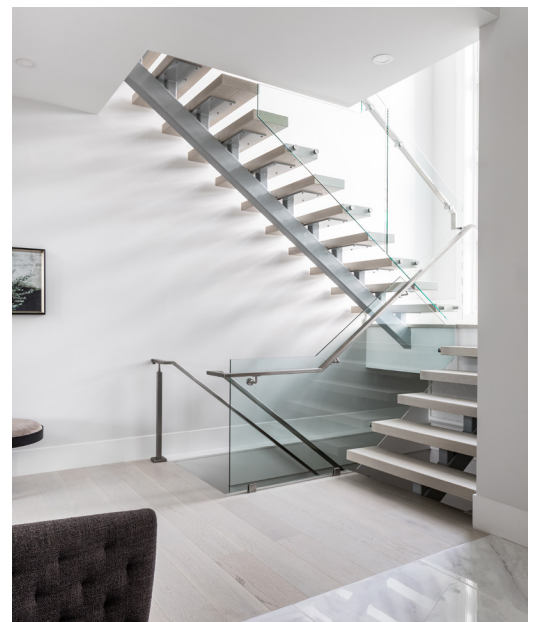


Welcome to another luxurious, custom designed and built home by Synergy3 Developments. This thoughtfully designed residence presents a balance of dramatic interior spaces with ultra-modern luxury woven into functional living. No detail was overlooked — every corner has stunning details to impress the most discerning

homeowner. With 6486 sq ft of sprawling interior space, this 8 bedroom, 7 bathroom home is generous in space and intimate in comfort. Every turn is full of surprises - starting from the top with the impressive 600 sq ft private rooftop deck and views for miles. The rare 2-level master suite includes only the best in fixtures and finishings,

custom make up room, extra large walk-in closet and access to the patio. It has everything, you may never leave! The latest technology and construction details are integrated throughout the home: state-of-the-art Control4 security system with cameras and one-year 4Sight subscription, home theatre ready,

radiant in-floor heating, frameless glass railings, and a bar with 60-bottle wine rack - this is an entertainer's dream! Complete with a 2 bedroom legal suite for extra income, inlaws, Nanny, this home will accommodate your growing or extended family and your luxurious lifestyle!



STUNNING LUXURY MEETS

MEDIA / SECURITY

- Complete system installed
- Control4 automation system with wall mount rack
- 4Sight annual subscription (1year)
- 2 Wireless UniFi access points
- 4 HikVision HD Dome Cameras with 4 channel DVR with 1tb storage by REPEL SECURITY SYSTEMS
- 24" LED CCTV monitor home theatre rough-in for 5.1 surround sound
- 4 zone matrix amplifier for multi room audio
- 10 6.5" in-ceiling rimless speakers
- Control4 wireless lighting system with 8 adaptive phase dimmer with engraving
- Central vacuum system with 7 outlets and 30' hose and handles with power head and accessories
- DSC 16 zone panel alarm system with PowerSeries touchscreen keypad

MILLWORK / RAILINGS

- Custom painted cabinet finishes
- Built-in custom library
- Extensive walk-in closets in all rooms
- Engineered steel stringers, powder coated then painted
- Wood treads wrapped in engineered hardwood
- 12mm clear tempered frame-less glass railings throughout the house with a standoff mounting system
- 1x2 rectangular brushed stainless steel seamlessly welded continuous handrail
- Custom built brushed stainless steel wine racks (capacity to hold 60 bottles)

LIGHTING

- Extensive modern pot lights throughout
- LED lighting throughout all drops in home
- Automated lighting for safety in keys areas connected to Control4

WINDOW & COVERINGS

- Roller shades throughout
- Motorized roller shades for great room and master bedroom loft
- PLYGEM Metal Clad Vinyl Design Series windows
- Slate Grey (Custom Colour)
- Casement-style windows on main floors

UTILITIES

- Radiant in-floor heating throughout basement, main, and upper floors
- Lifebreath HRV ventilation system and filter
- HW on demand via Veissmen high efficiency boiler and added on-demand delivery
- Dual-zone built-in vacuum for separate use throughout home
- Nest Thermostat system, fully functional with Wifi

- Goodman a/c unit
- Pinnacle 55 Deluxe Savannah 55" linear fireplace w/ fan
- Modulating valve Napoleon natural gas fire pit for main floor deck
- 400 amp service, dedicated transformer on street pole
- Easy to expand electrical components
- Roof engineered and ready for solar
- Charging wire for electric cars, pre-wired in garage
- Electrical solely by Red Seals at Green leaf electrical

MAIN LEVEL

CEILINGS

Main rooms 10'0
Living room 15'0
Great room ceilings 19'2

FLOORING

- Engineered white oak hardwood throughout with custom stair nosing
- Radiant heated flooring throughout
- Custom tile shower base in master ensuite

KITCHEN

- Luxurious, contemporary designed gourmet chef's kitchen
- Soaked in natural light and well appointed to enjoy the lush private landscape beyond extensive windows
- Direct access to rear patio which seconds as BBQ area
- White and grey shaker-style cabinets
- Oversized waterfall island with breakfast bar
- Kitchen nook with built-in bench seating and luxurious leather cushion and backrest
- Luxury plumbing fixtures by Graff, Blanco, Riobel , and Grohe
- Veissman high efficiency energy water system with on demand hot water

JENN-AIR

48" Panel ready built-in refrigerator
30" Wifi-ready convection wall oven/microwave combo
36" Euro-style 5-burner gas cook top
36" Lustre Series pyramid style canopy hood fan
24" Built-in coffee system

POWDER ROOM

- Custom, beautiful clean millwork
- Toto one-piece cyclone flush toilet
- Custom modern sink with Riobel in-wall faucet
- Custom ordered Italian tiles

FUNCTIONAL LIVING

SPICE KITCHEN

- Double under mount stainless steel sink with low divider
- Grohe Faucet
- Garburator
- 30" 4 Burner Professional Series range
- 24" Counter depth stainless Electrolux refrigerator with freezer

LAUNDRY

- 7.5 Cu. Ft. dryer with full steam and VRT Plus technology
- 5.2 Cu. Ft. front load washer will full steam and AddWash
- Sink with cabinetry for storage

EXTERIOR / PATIO

- Outdoor patios: 600ft rooftop + 1091ft finished outdoor living
- PLYGEM Metal clad Vinyl Design Series windows
- 2x6 frame built to BC Building code
- Pine pre-stained soffits
- Cedar un-knotted hand stained on face of house (front and back)
- Stucco - Color SW 7757 (white)
- Eldorado stone - Ivory Coast stacked stone
- Beautiful, large cement floored patios on the front and rear of the house
- Rough in for gas fire pit and gas bbq
- Rear deck has natural gas line for a BBQ
- Control4 speakers on rear deck

UPPER LEVEL

8' CEILINGS

LIBRARY

- Custom millwork throughout
- Windows with west-facing views of the river and bridges
- View into the great room

MASTER BEDROOM LOFT / BATH

- Custom drop with LED lighting
- Control4 speakers with 2-zone volume control for bathroom and bedroom
- Control4 automated roller shades
- Custom luxurious make up room
- 12mm clear tempered frame-less glass railings throughout the house with a standoff mounting system
- Access to deck with breathtaking southwest facing view of the Fraser river and all bridges
- XL walk-in closet with custom built-in organizers and shelves
- Custom rain shower with dual Schluter drains, Grohe shower system with full steam, and 4 jets from front/back
- Wall mounted Riobel faucets
- Toto one-piece toilet in separate room

SECOND MASTER BEDROOM / BATH

- XL walk-in closet with custom built-in organizers and shelves
- 2 under mount sinks with Riobel wall mounted faucets
- Floating walnut veneer vanity with rope lighting
- Freestanding tub with Riobel freestanding tub filler
- Frame-less shower enclosure Riobel shower system with rain shower head

LOWER LEVEL

THEATRE ROOM

- Full Control4 Theatre System "rough-in"
- Built-in surround sound system
- Custom millwork
- Full Control4 theatre system

BAR/ENTERTAINMENT ROOM

- Custom millwork
- Full bar with quartz counter tops, Grohe sink and custom bar lighting
- Danby bar fridge
- Custom 60-bottle wine wall
- Control4 audio zone
- 2 Guest Bedrooms
- 2 Full Bathrooms

LEGAL BASEMENT SUITE

- 2 bedroom 1 bathroom suite with large storage closet
- Custom closets in each room
- Stainless steel appliances
- Plush, high-grade carpet
- Private side entrance