



Presented by: **Annie Bridge PREC***

Keller Williams Elite Realty
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Active
R2572390
Board: V
House/Single Family

2244 MONASHEE COURT
Coquitlam
Coquitlam East
V3K 6P7

Residential Detached
\$1,588,800 (LP)
(SP) **M**



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,588,800**
Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **1990**
Depth / Size: Bathrooms: **5** Age: **31**
Lot Area (sq.ft.): **7,400.00** Full Baths: **4** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,338.72**
Rear Yard Exp: For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-137-336**
Tour:

View: **Yes: Mt. Baker, Port Mann, Fraser**
Complex / Subdiv: **Dartmoor**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **Steps** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 163, PLAN NWP80618, DISTRICT LOT 65, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 6'0	Above	Walk-In Closet	7'7 x 5'7	Bsmt	Bedroom	14'9x 20'5
Main	Living Room	11'11 x 18'11	Above	Bedroom	11'10 x 9'0	Bsmt	Walk-In Closet	6'2x 4'7
Main	Dining Room	11'9 x 11'0	Above	Bedroom	15'6 x 9'4	Bsmt	Bedroom	9'9x 7'7
Main	Kitchen	15'6 x 12'11	Above	Bedroom	11'5 x 11'0			x
Main	Eating Area	15'6 x 10'5	Below	Living Room	15'4 x 19'2			x
Main	Family Room	15'8 x 19'4	Below	Dining Room	15'2 x 10'6			x
Main	Bedroom	9'8 x 11'4	Below	Kitchen	11'2 x 10'7			x
Main	Storage	5'6 x 7'8	Below	Bedroom	13'1 x 11'1			x
Main	Laundry	11'2 x 12'11	Below	Bedroom	11'1 x 10'11			x
Above	Master Bedroom	15'8 x 17'5	Below	Bedroom	11'3 x 17'5			x

Finished Floor (Main):	1,683	# of Rooms: 23	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,271	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,664	# of Levels: 4	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	689	Suite: Legal Suite	3	Above	4	No	Pool:
Finished Floor (Total):	5,307 sq. ft.	Crawl/Bsmt. Height:	4	Below	5	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5	Bsmt	4	No	Grg Dr Ht:
Grand Total:	5,307 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

MONUMENTAL MONASHEE. One of the LARGEST LOTS + PANORAMIC VIEWS of MT.BAKER, PORT MANN, FRASER RIVER. Sprawling 7400 SQFT Tiered Lot. Full Southern Exposure. Perched in the most sought-after HOODS in Coquitlam. Expansive 5307ft, 10 Bed/5 bath Dartmoor Home, FULL REC/9th bed+large office OR 10th bed, sunken living room w/ fireplace, formal dining space, powder room + office on main. Sun-drenched kitchen w/ oversized island+2nd dining space, large family room off kitchen complete w/fireplace & patio. Biggest master you've ever seen & even bigger ensuite that's READY FOR YOUR IDEAS! Storage GALORE-750+ft of DRY Crawlspc. BONUS: MASSIVE LEGAL 2 LEVEL, 2 Bed SUITE. Close to HWY1, Great School Catchment(French Immersion), Skytrain/WC Express, Shopping, Coquitlam Ctr & Endless Trails/Parks/Lakes

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**OWN
YOUR
MARKET**

Main Floor:	1,683 sq.ft.
Upper Floor:	1,271 sq.ft.
Lower Floor:	1,664 sq.ft.
Basement Floor:	689 sq.ft.
Total:	5,307 sq.ft.
Open to Below:	38 sq.ft.
Auxiliary Area	
Garage:	444 sq.ft.
Deck:	123 sq.ft.
Balcony:	83 sq.ft.



Valid Until: December 21, 2021

The floor plan is not suitable for architectural/construction and is covered under ESO. © Excelsior Measuring Inc. 2021. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.



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