

Presented by:

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R2593466 Board: V House/Single Family

3796 ST. THOMAS STREET

Port Coquitlam Lincoln Park PO V3B 2Z5

Residential Detached **\$1,098,800** (LP)

(SP) M

Sold Date: Frontage (feet): 0.00 Original Price: **\$1,098,800** Meas. Type: **Feet** Bedrooms: Approx. Year Built: 1972 Depth / Size: Bathrooms: Lot Area (sq.ft.): **6,300.00** Full Baths: RES Zoning: \$3,542.38 Flood Plain: Half Baths: Gross Taxes: Rear Yard Exp: East For Tax Year: 2020 Council Apprv?: Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 007-313-217

City/Municipal

Style of Home: 2 Storey, Basement Entry Construction: Frame - Wood

Glass, Other, Wood Exterior:

Foundation: **Concrete Perimeter** Rain Screen:

Renovations: # of Fireplaces: 2 Fireplace Fuel: Natural Gas

Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Patio(s)

Type

Type of Roof:

Tour: View: Yes: Lush Green Backdrop Complex / Subdiv: Lincoln Park PQ Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

> Total Parking: 4 Covered Parking: 1 Parking Access: Front Parking: Add. Parking Avail., Carport; Single, Open

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

Property Disc.: Yes PAD Rental:

Fixtures Leased: No: Fixtures Rmvd: No:

Floor Finish: Laminate, Mixed, Tile

Dimensions Floor

LOT 165, PLAN NWP36214, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT Legal:

Reno. Year:

R.I. Plumbina:

R.I. Fireplaces:

Metered Water:

Amenities:

Floor

Grand Total:

Site Influences: Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby

Dimensions Floor

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

1	. / -				. / -				.,	F -	
Main	Living Room	16'6	x 15'1	Below	Bedroom	10'5	x 10'0				x
Main	Dining Room	10'7	x 10'7	Below	Laundry	8'0	x 10'1				x
Main	Kitchen	14'2	x 10'3	Below	Utility	12'6	x 4'10				x
Main	Master Bedroom	12'3	x 10'3			2	K				x
Main	Walk-In Closet	6'2	x 3'0			2	ĸ				x
Main	Bedroom	10'3	x 10'3			2	ĸ				x
Main	Bedroom	10'1	x 10'2			2	x				x
Below	Family Room	16'4	x 13'8			2	ĸ				x
Below	Foyer	9'10	x 9'10			2	x				x
Below	Bedroom	11'6	x 10'1				K				x
Finished Floor	(Main): 1,16	3	# of Roo	ms: 13			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor		0	# of Kitc	hens: 1			1	Main	3	Yes	Barn:
Finished Floor	(Below): 96	5	# of Leve	els: 2			2	Main	2	No	Workshop/Shed:
Finished Floor	(Basement):	0	Suite: No	one			3	Below	2	No	Pool:
Finished Floor	(Total): 2,12	8 sq. ft.	Crawl/Bs	mt. Height:			4				Garage Sz:
		-	Beds in E	Basement: 0	Beds not in Basement:	5	5				Grg Dr Ht:
Unfinished Flo	or:	0	Basemen	t: Fully Finishe	ed		6				

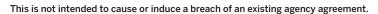
Listing Broker(s): Keller Williams Elite Realty

SERENITY NOW! Highlights of a charming and well loved home set in the most quiet yet convenient location..SETTING. Enjoy lush green nature& year round peace. 4 Seasons of changing colours coming through all windows! Expansive+private hedged front yard+large backyard w/firepit +rare side lane access. SPACE. Bright+airy well appointed 2 level home lives much larger! 5 beds+3baths. Cozy covered patio solarium. Gas F/P up+down. CARE. Pride of ownership evident throughout. Roof 5 years. Utilities serviced. Clean+Move-in OR bring your ideas and a contractor to renovate / explore basement.. LOCATION. Tucked in quiet culdesac aside dead end road for wraparound privacy. Only 1 direct neighbour! Convenient LINCOLN PARK home steps to Sun Valley Park & minutes to transit routes, schools & shopping!

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real RED Full Public Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

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Dimensions



2,128 sq. ft



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