



Presented by: **Jason Dryburgh PREC***

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Active
R2593466
Board: V
House/Single Family

3796 ST. THOMAS STREET
Port Coquitlam
Lincoln Park PQ
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: **5** Approx. Year Built: **1972**
Depth / Size: Bathrooms: **3** Age: **49**
Lot Area (sq.ft.): **6,300.00** Full Baths: **1** Zoning: **RES**
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$3,542.38**
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**
Tour:

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

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Glass, Other, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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**

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

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
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			x			x
Main	Walk-In Closet	6'2 x 3'0			x			x
Main	Bedroom	10'3 x 10'3			x			x
Main	Bedroom	10'1 x 10'2			x			x
Below	Family Room	16'4 x 13'8			x			x
Below	Foyer	9'10 x 9'10			x			x
Below	Bedroom	11'6 x 10'1			x			x

Finished Floor (Main):	1,163	# of Rooms:	13	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2	Main	2	No	Barn:				
Finished Floor (Below):	965	# of Levels:	2	3	Below	2	No	Workshop/Shed:				
Finished Floor (Basement):	0	Suite:	None	4				Pool:				
Finished Floor (Total):	2,128 sq. ft.	Crawl/Bsmt. Height:		5				Garage Sz:				
Unfinished Floor:	0	Beds in Basement:	0	6				Grg Dr Ht:				
Grand Total:	2,128 sq. ft.	Basement:	Fully Finished	7								
				8								

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!

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**OWN
YOUR
MARKET**

3796 Saint Thomas Street,
Port Coquitlam, B.C.

Main Floor:	1,163 sq.ft.
Lower Floor:	965 sq.ft.
Total:	2,128 sq.ft.

Auxiliary Area

Carport:	215 sq.ft.
Deck:	209 sq.ft.

