



Presented by:
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R2773324
Board: V
House/Single Family

7 2986 COAST MERIDIAN ROAD
Port Coquitlam
Birchland Manor
V3B 3M8

Residential Detached
\$824,800 (LP)
(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **0.00**

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **2,805.00**

Lot Area (acres): **0.06**

Flood Plain:

View: **No :**

Complex/Subdiv: **MERIDIAN GARDENS**

First Nation Reserve:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **4**

Bathrooms: **2**

Full Baths: **1**

Half Baths: **1**

Rear Yard Exp:

P.I.D.: **001-661-876**

Original Price: **\$824,800**

Approx. Year Built: **1978**

Age: **45**

Zoning: **TH**

Gross Taxes: **\$2,682.38**

For Tax Year: **2022**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Glass, Vinyl, Wood**

Foundation: **Concrete Perimeter**

Renovations: **Completely**

of Fireplaces: **0**

Fireplace Fuel:

Fuel/Heating: **Electric**

Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year: **2020**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **5**

Covered Parking: **1**

Parking Access: **Front**

Parking: **Add. Parking Avail., Carport; Single, Visitor Parking**

Driveway Finish:

Dist. to Public Transit: **WALK**

Dist. to School Bus: **NEAR**

Title to Land: **Freehold Strata**

Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 38, PLAN NWS1149, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	785	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	696	Main	Foyer	8'1 x3'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'3 x14'0			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	9'8 x8'0			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	10'2 x11'8			x	
Finished Floor (Total):	1,481sq. ft.	Main	Eating Area	5'9 x6'3			x	
Unfinished Floor:	0	Main	Kitchen	13'5 x9'1			x	
Grand Total:	1,481sq. ft.	Main	Storage	5'4 x5'0			x	
		Main	Storage	6'1 x4'0			x	
		Above	Primary Bedroom	11'9 x10'11			x	
		Above	Bedroom	10'9 x11'7			x	
		Above	Bedroom	10'9 x9'0			x	
		Above	Bedroom	9'11 x10'1			x	
				x			x	

Crawl/Bsmt. Height:

of Levels: **2**

of Kitchens: **1**

of Rooms: **12**

Manuf Type:

MHR#:

ByLaw Restrictions: **Pets Allowed, Rentals Not Allowed**

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee: **\$127.79**

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

HOME SWEET HOME! Presenting the **BEST VALUE** detached home in all of the **TRI-CITIES**. Your chance to skip attached living & enjoy no shared walls! Celebrating a bright & airy **4 BEDROOM**, 2-storey charmer that **LIVES MUCH LARGER!** Enter into spacious main living with a perfect balance of open concept-traditional! Bonus flex family room ideal for guests! Sunny private fenced yard w/room to entertain&unwind! Above find spacious beds plus **BONUS** massive South exposed balcony set over tree'd backdrop. **GOOD BONES!** 2020 overhaul inc/new roof/soffits/gutters, windows/doors, balcony, exterior siding/paint & more. Interior just painted 2023. **PARKING!** For 5 (1 covered) OR bring your RV/Toys. **LOCATION!** Amazing quiet family oriented **MERIDIAN GARDENS** steps to shopping, schools, parks!



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JASON DRYBURGH

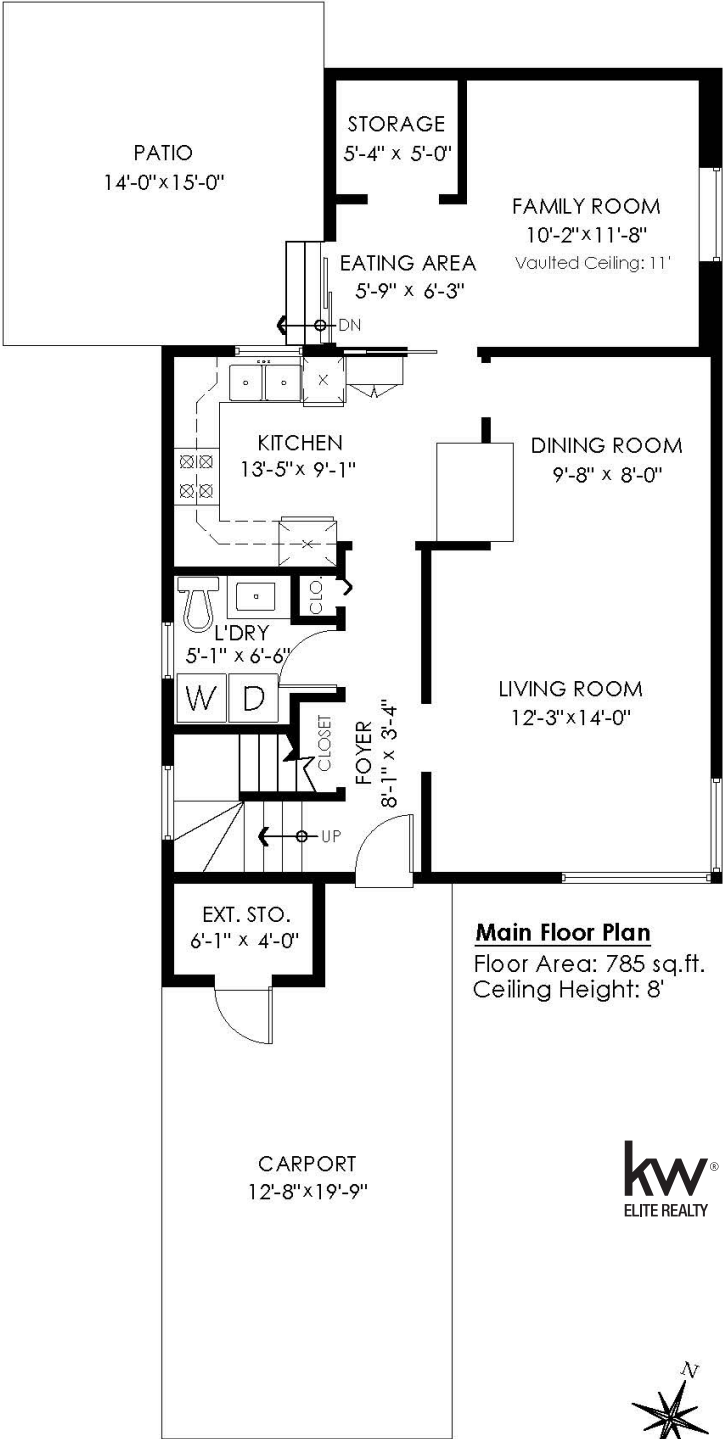
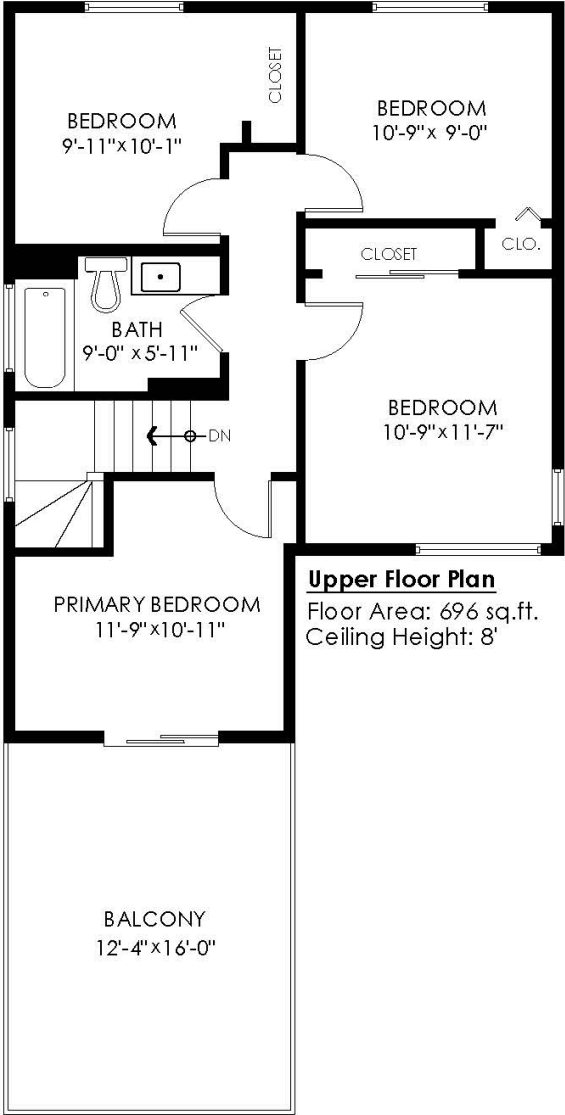
PERSONAL REAL ESTATE CORPORATION

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OWN
YOUR
MARKET

7-2986 Coast Meridian Rd
Port Coquitlam

Main Floor:	785 sq.ft.
Upper Floor:	696 sq.ft.
Total Livable:	1,481 sq.ft.
Carport:	275 sq.ft.
Patio:	210 sq.ft.
Ext. Storage:	32 sq.ft.
Balcony:	197 sq.ft.
Total Extras:	714 sq.ft.



SCALE
0' 5'

MEASURED ON: (2023-04-28)
info@pixlworks.com www.pixlworks.com 604.329.5788
E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

