



Presented by:
Kaitlyn Herbst
 Keller Williams Elite Realty
 Phone: 604-825-0227
<http://kaitlynherbst.ca>
kaitlyn@mrktrealtors.com



R2801428 **3275 NEWBERRY STREET** Residential Detached
 Board: V Port Coquitlam **\$1,238,000** (LP)
 House/Single Family Lincoln Park PQ (SP)
 V3B 3J8



Sold Date: If new, GST/HST inc?: Original Price: **\$1,238,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **40**
 Frontage(metres): Full Baths: **2** Zoning: **RS-1**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$4,461.26**
 Lot Area (sq.ft.): **5,400.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.12** P.I.D.: **002-162-091** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Split Entry** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Brick, Vinyl** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Renovations: **Completely** Reno. Year: Property Disc.: **Yes** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Forced Air** R.I. Plumbing: Floor Finish: **Laminate, Tile**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Legal: **LOT 196, PLAN NWP50613, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Storage**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Storage Shed, Swimming Pool Equip., Vacuum - Built In**

Finished Floor (Main):	692	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	672	Main	Foyer	5'8 x 10"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'0 x 17'1			x	Main 2
Finished Floor (Below):	465	Main	Dining Room	10'11 x 10'8			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	20'4 x 13'8			x	Above 4
Finished Floor (Total):	1,829sq. ft.	Main	Kitchen	18'8 x 8'9			x	
Unfinished Floor:	0	Main	Laundry	10'3 x 7'3			x	
Grand Total:	1,829sq. ft.	Above	Primary Bedroom	12'11 x 13'8			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	6'11 x 5'5			x	
		Above	Bedroom	10'0 x 10'5			x	
		Above	Bedroom	9'11 x 10'5			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

HIKE | SWIM | ENTERTAIN | Beautifully renovated home nestled on a quiet dead-end street, offers both serenity & accessibility. Upon entering you'll be captivated by the open concept design, perfectly combining contemporary elegance w/ a warm & inviting atmosphere. Light oak floors flow gracefully throughout exuding a sense of timeless beauty & durability. The heart of the home is the large chef's kitchen, an entertainer's dream, adorned w/ modern fixtures & abundant storage. 3 spacious bedrooms upstairs complete the package. Just steps from the PoCo Trail, enjoy walks & bike rides amidst natural beauty. Ride to breweries, Hyde Creek Rec Centre & groceries! Summer days are made for enjoyment, and this home offers the perfect escape with an in-ground pool. WHAT A SPLASH!

RED Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real 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'. 07/27/2023 11:05 AM 1 Page



3275 NEWBERRY STREET | PORT COQUITLAM

604 825 0227 team@MRKTrealtors.com MRKTrealtors.com



MRKT.

Kaitlyn Herbst

604 825 0227

kaitlyn@mrktrealtors.com

MRKT.

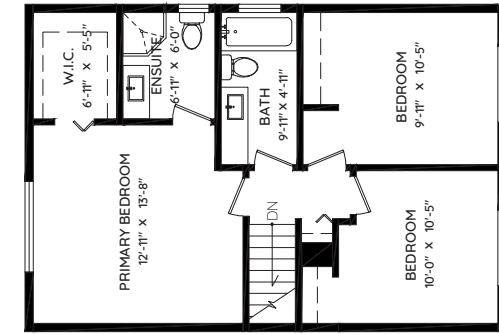
REAL ESTATE GROUP

3275 NEWBERRY STREET | PORT COQUITLAM

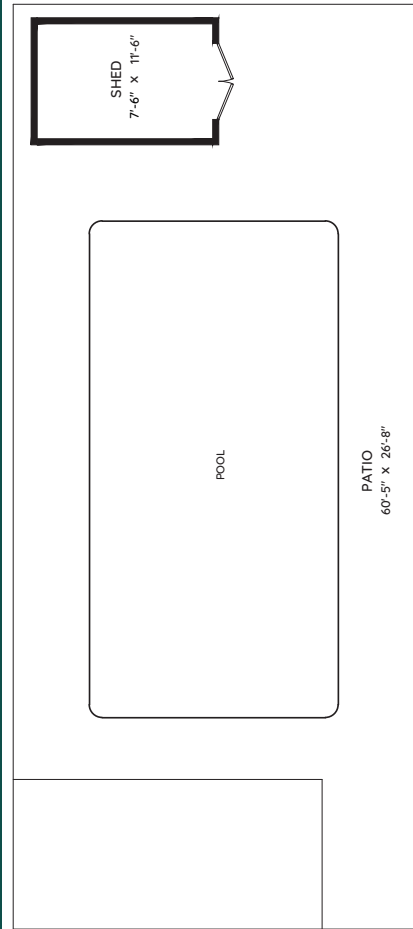
604 825 0227 team@MRKTrealtors.com MRKTrealtors.com

OWN
YOUR
MARKET

3275 NEWBERRY STREET
PORT COQUITLAM, BC



UPPER FLOOR
672 SQ.FT.
CH: 8'-0"



MAIN	692 SQ.FT.
UPPER	672 SQ.FT.
LOWER	465 SQ.FT.
TOTAL	1,829 SQ.FT.
GARAGE	440 SQ.FT.
SHED	102 SQ.FT.
PATIO	1611 SQ.FT.
TOTAL	2,153 SQ.FT.

LOWER FLOOR
465 SQ.FT.
CH: 8'-0"

keyplan
plan your space

KW
ELITE REALTY

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architecture or construction. ESO Insured.

