



Presented by:
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Active
R2832032

Board: V
House/Single Family

1002 STEWART AVENUE

Coquitlam
Maillardville
V3K 2N6

Residential Detached

\$1,699,000 (LP)
(SP)



1002 STEWART AVE

Sold Date: Frontage (feet): **65.75** Original Price: **\$1,699,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1946**
Depth / Size: **121.37** Bathrooms: **4** Age: **77**
Lot Area (sq.ft.): **8,052.00** Full Baths: **3** Zoning: **RT-1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,757.36**
Rear Yard Exp: **South** For Tax Year: **2023**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-240-184**
Tour: **Virtual Tour URL**

View: **Yes: Fraser River (peek a boo)**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely** Reno. Year: **2016**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **Garage; Single, Open**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Carpet**

Legal: **LOT 1, BLOCK 17, PLAN NWP1481, DISTRICT LOT 45, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Playground, Shared Laundry, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Central Location, Greenbelt, Lane Access, Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'10 x 7'5	Above	Bedroom	10'2 x 7'11			x
Main	Flex Room	10'4 x 6'9	Above	Bedroom	11'5 x 11'10			x
Main	Kitchen	16'5 x 8'10	Bsmt	Laundry	15'4 x 11'2			x
Main	Dining Room	12'7 x 11'1	Bsmt	Recreation	33'5 x 11'5			x
Main	Living Room	13'5 x 8'4	Main	Workshop	11'2 x 7'2			x
Main	Office	15' x 11'4	Bsmt	Hobby Room	25' x 9'6			x
Main	Bedroom	11'4 x 9'6	Main	Patio	23'4 x 23'7			x
Main	Mud Room	13'9 x 6'11	Main	Patio	23'4 x 23'7			x
Above	Primary	12'6 x 12'3			x			x
Above	Walk-In Closet	9'3 x 6'10			x			x

Finished Floor (Main): 1,295	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 905	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	4	Yes	Pool:
Finished Floor (Total): 2,200 sq. ft.	Crawl/Bsmt. Height: 5'5	4	Bsmt	2	No	Garage Sz: 242
Unfinished Floor: 1,269	Beds in Basement: 0 Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total: 3,469 sq. ft.	Basement: Crawl, Partly Finished	6				
		7				
		8				

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

"This Old House" has been completely renovated & modernized over the past 7 years. As you enter the lofty foyer you are greeted by the large island, open kitchen, dining, living areas which flow out to the amazing party deck & backyard. Down the hall is a bedrm, full bathroom, office/studio + mud room. Upstairs is home to 3 more bedrms. The primary bedrm is huge with double walk-in closets (+ stacking washer/dryer) which pass thru to the "spa like" ensuite. In the basement is the super useful 5-6' unfinished crawl space. Featuring hobby area, workshop, tons of storage, rec room for kids, 2nd laundry area, powder rm & extra fridge/freezer. The lot is over 8000 sq/ft RT-1 with a dead end alley & snuggled into the ravine. You don't want to miss this one. Open House Sat & Sun Nov 18/19 2-4pm