



Presented by:  
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**Active**  
**R2843592**

Board: V  
House/Single Family

**3140 CAPSTAN PLACE**

Coquitlam  
Ranch Park  
V3C 4A3

Residential Detached

**\$1,769,900** (LP)   
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,769,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**  
Depth / Size: **Irregular** Bathrooms: **3** Age: **49**  
Lot Area (sq.ft.): **10,605.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,827.35**  
Rear Yard Exp: **Southwest** For Tax Year: **2022**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-942-795**  
Tour: **Virtual Tour URL**

View: **Yes: Eagle Mountain**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2008**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**

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: **Wall/Wall/Mixed, Carpet**

Legal: **LOT 185, PLAN NWP40139, DISTRICT LOT 372/373, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage, Workshop Attached, Workshop Detached**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'6 x 3'5	Above	Bedroom	10'1 x 9'6			x
Main	Office	20'6 x 9'9	Main	Patio	42' x 20'			x
Main	Laundry	12'9 x 5'4			x			x
Main	Flex Room	10'9 x 5'7			x			x
Main	Kitchen	13'10 x 12'4			x			x
Main	Dining Room	10'9 x 9'8			x			x
Main	Living Room	19'4 x 14'7			x			x
Above	Primary	15' x 11'3			x			x
Above	Walk-In Closet	5'11 x 3'10			x			x
Above	Bedroom	14'9 x 9'6			x			x

Finished Floor (Main):	<b>1,134</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>767</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,901 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>1,901 sq. ft.</b>	Basement:	<b>Fully Finished</b>	6				
				7				
				8				

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

**Top 5 reasons why this home will move quick. #1. LOCATION - One of the most sought after Coquitlam sub areas of Ranch Park. Close to parks, school & just up the street from Westcoast Express & Coquitlam Centre. #2. CUL-DE-SAC - The house is tucked into the top corner of the super friendly Capstan Cul-de-sac. Amazing for kids. #3. LOT - The large pie shaped lot is over 10,000 sq/ft with Southern exposure. The private & fenced yard is it's own little oasis perfect for green thumbs & dogs. #4. UPGRADES - 750 sq.ft new concrete patio with cover. Custom Kitchen with large granite island & open concept. Newer Kitchen Aid appliances. Awesome ensuite with huge custom shower + 2 sinks. Fresh paint, AC (heat pump). #5. PRICE - All this for under \$1.770? WOW!**