



Presented by:  
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**Active**  
**R2840841**  
Board: V  
House/Single Family

**1487 MORRISON STREET**  
Port Coquitlam  
Lower Mary Hill  
V3C 2N6

Residential Detached  
**\$1,498,800** (LP)  
(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **0.00** Original Price: **\$1,498,800**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**  
Depth / Size: **0** Bathrooms: **3** Age: **51**  
Lot Area (sq.ft.): **10,449.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,522.67**  
Rear Yard Exp: **Northeast** For Tax Year: **2023**  
Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **007-150-091**  
Tour: **Virtual Tour URL**

View: **Yes: GREENBELT**  
Complex / Subdiv: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: \_\_\_\_\_  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_  
R.I. Fireplaces: \_\_\_\_\_  
Metered Water: \_\_\_\_\_

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail.**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental: \_\_\_\_\_  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT 491 DL 232 GRP 1 NEW WESTMINSTER DISTRICT PLAN 43857**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 13'4	Below	Office	8'7 x 10'11			x
Main	Dining Room	11'6 x 13'2	Below	Storage	8'4 x 13'3			x
Main	Kitchen	16'9 x 11'9	Below	Storage	28'2 x 5'2			x
Main	Primary	13'5 x 14'11						x
Main	Walk-In Closet	6'5 x 8'0						x
Main	Bedroom	11'2 x 11'1						x
Main	Bedroom	11'2 x 11'1						x
Main	Laundry	8'4 x 8'0						x
Below	Recreation	19'11 x 13'6						x
Below	Family Room	19'7 x 13'1						x

Finished Floor (Main):	<b>1,722</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,019</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,741 sq. ft.</b>	Crawl/Bsmt. Height:	_____	4				Garage Sz: <b>22'8 X 21'4</b>
Unfinished Floor:	<b>280</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>3,021 sq. ft.</b>	Beds not in Basement:	<b>3</b>	6				
		Basement:	<b>Full, Fully Finished, Separate Entry</b>	7				
				8				

Listing Broker(s): **Royal LePage West Real Estate Services**

**2740+ SQFT 3 bdrm + office, 3 bath, custom built family home on 10,500 sqft cul-de-sac lot backing onto greenbelt. Very unique, totally custom split level w/fully finished basement. Main floor features large gourmet kitchen w/eating area & access out to deck overlooking ultra-private fully fenced park-like yard. Formal living room w/gas fireplace & dining room off kitchen. 3 bdrms up, primary bdrm w/large walk-in closet, 3pc ensuite & deck overlooking backyard. Bsmt fully finished w/separate entry off rear yard. Large rec room w/bar, family room w/gas fireplace, large storage area & cold storage as well as office. Fantastic location, great layout huge lot! This one checks all the boxes!! BONUS oversized 2 car garage, loads of parking incl room for RV.**