



Presented by:  
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**Active**  
**R2832393**  
Board: V  
House/Single Family

**3824 BROOM PLACE**

Port Coquitlam  
Oxford Heights  
V3B 4A4

Residential Detached  
**\$1,299,000** (LP)   
(SP)



**3824 BROOM PL**

Sold Date: Frontage (feet): **1.00** Original Price: **\$1,299,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**  
Depth / Size: Bathrooms: **3** Age: **53**  
Lot Area (sq.ft.): **6,720.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,622.97**  
Rear Yard Exp: Council Apprv?: For Tax Year: **2023**  
Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **007-224-184**  
Tour: **Virtual Tour URL**

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# 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: **Fibreglass**

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

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **Yes: Murphy bed and dining room light fixture.**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 253, PLAN NWP35906, SECTION 12, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences: **Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type           | Dimensions   | Floor | Type    | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|------------|-------|------|------------|
| Main  | Living Room    | 16'2 x 13'5  | Below | Den     | 7'5 x 9'0  |       |      | x          |
| Main  | Dining Room    | 12'10 x 10'3 | Below | Laundry | 7'6 x 8'10 |       |      | x          |
| Main  | Kitchen        | 9'10 x 6'8   | Below | Foyer   | 8'6 x 9'1  |       |      | x          |
| Main  | Eating Area    | 9'10 x 6'10  |       |         | x          |       |      | x          |
| Main  | Primary        | 10'7 x 13'5  |       |         | x          |       |      | x          |
| Main  | Bedroom        | 8'0 x 10'1   |       |         | x          |       |      | x          |
| Main  | Bedroom        | 9'10 x 10'1  |       |         | x          |       |      | x          |
| Main  | Walk-In Closet | 4'9 x 3'5    |       |         | x          |       |      | x          |
| Below | Family Room    | 15'7 x 14'10 |       |         | x          |       |      | x          |
| Below | Bedroom        | 9'10 x 10'0  |       |         | x          |       |      | x          |

|                            |                      |                     |             |      |              |             |            |                |
|----------------------------|----------------------|---------------------|-------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,141</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>4</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below):    | <b>817</b>           | # of Levels:        | <b>2</b>    | 2    | <b>Main</b>  | <b>2</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite:              | <b>None</b> | 3    | <b>Below</b> | <b>3</b>    | <b>No</b>  | Pool:          |
| Finished Floor (Total):    | <b>1,958 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>1,958 sq. ft.</b> | Basement:           | <b>None</b> | 6    |              |             |            |                |
|                            |                      |                     |             | 7    |              |             |            |                |
|                            |                      |                     |             | 8    |              |             |            |                |

Listing Broker(s): **RE/MAX Sabre Realty Group** **Keller Williams Elite Realty**

**Top 5 Reasons Why this House will move quick. #1. LOCATION - Highly desirable Oxford Heights area near Irvine Elementary, tons of trails & Hyde Creek. Cul-De-Sac is a huge bonus. #2. LAYOUT - Classic basement-entry home with 3 beds up + 2 baths & open concept living/dining. Downstairs has 2 bedrooms (one missing closet) + living room. Also 1 full bathroom, laundry + in-laws kitchen. Lots of options & potential for your family needs. #3. UPGRADES - Newer Hot water tank + newer carpet. Awesome metal & glass patio cover perfect for all season use. #4. LOT - over 6700 sq/ft flat lot with private fenced backyard, large shed & tons of curb appeal. Also plenty of parking options. #5. PRICE - All this for under \$1.4 is a steal for a detached home with suite potential. OPEN: Sat, Nov. 18 @ 12-2 pm.**