



Presented by:  
**Jordan Macnab PREC\***  
 Keller Williams Elite Realty  
 Phone: 604-551-5695  
<http://www.themacnabs.com>  
[jordan@theMACNABS.com](mailto:jordan@theMACNABS.com)



**Active** **1840 GROVER AVENUE** Residential Detached  
**R2829424** Coquitlam **\$1,549,000** (LP)   
 Board: V Central Coquitlam (SP)   
 House/Single Family V3J 3G6



**1840 GROVER AVE**

Sold Date: Frontage (feet): **66.00** Original Price: **\$1,549,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1962**  
 Depth / Size: **129** Bathrooms: **2** Age: **61**  
 Lot Area (sq.ft.): **8,514.00** Full Baths: **2** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,991.17**  
 Rear Yard Exp: **South** For Tax Year: **2022**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **002-168-766**  
 Tour: **Virtual Tour URL**

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

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **1** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, Open, Visitor Parking**  
 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 32, PLAN NWP23252, DISTRICT LOT 363, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Attached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'10 x 4'5	Below	Laundry	20'5 x 11'4			x
Main	Living Room	17'8 x 14'2	Below	Bedroom	8'4 x 7'10			x
Main	Dining Room	10'5 x 9'7	Main	Patio	19'8 x 12'1			x
Main	Eating Area	8'3 x 7'7						x
Main	Kitchen	8'3 x 7'6						x
Main	Bedroom	12'7 x 8'1						x
Main	Primary	12'11 x 12'7						x
Main	Bedroom	11'8 x 9'5						x
Below	Recreation	26'2 x 13'6						x
Below	Family Room	21'4 x 12'4						x

Finished Floor (Main):	<b>1,166</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	
Finished Floor (Below):	<b>1,166</b>	# of Levels:	<b>2</b>	2	<b>Below</b>	<b>3</b>	<b>No</b>	
Finished Floor (Basement):	<b>0</b>	Suite:		3				
Finished Floor (Total):	<b>2,332 sq. ft.</b>	Crawl/Bsmt. Height:		4				
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				
Grand Total:	<b>2,332 sq. ft.</b>	Basement:	<b>Partly Finished</b>	6				
				7				
				8				

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

**Top 5 Reasons why this home will move quick. #1. THE LOCATION - Super central close to Como Lake Village & walking distance to multiple schools & the famous Mundy Park. #2. THE LOT - This nice flat lot is 8514 sq.ft with the backyard on the South side. 66' wide by 129' deep. Great curb appeal with lots of parking options. #3. THE HOUSE - Built in 1962 the home has been family owned for a long time. New Windows. Classic 2 level floor plan. 4 bedrms + 2 bathrms, rumpus rm, laundry rm, 1 car garage & a large deck out back off the kitchen. See floor plan. #4. THE POTENTIAL - Awesome rental possibilities & ready to build your dream home. Zoned RS-1. See city website for build-able FSR. #5. PRICE - All this for under \$1.550,000 is a steal of a deal. Open House Sat/Sun 2-4pm (Nov 4+5)**