



Presented by:
Jordan Macnab PREC*

Royal LePage Elite West
Phone: 604-551-5695
http://www.themacnabs.com
jordan@theMACNABS.com



Active
R2865734
Board: V
House/Single Family

1429 LARKSPUR DRIVE

Port Coquitlam
Birchland Manor
V3B 1G6

Residential Detached

\$1,299,000 (LP)
(SP)



1429 Larkspur Dr

Sold Date:	Frontage (feet):	70.00	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1968
Depth / Size: 115	Bathrooms:	3	Age: 56
Lot Area (sq.ft.): 8,050.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	2	Gross Taxes: \$4,566.57
Rear Yard Exp: North			For Tax Year: 2023
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-109-226
			Tour:

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, 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: **Mixed, Carpet**

Legal: **LOT 42, BLOCK 6N, PLAN NWP22445, SECTION 6, RANGE 1E, NEW WESTMINSTER LAND DISTRICT, & SEC 6 TWP 40**

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

Site Influences: **Central Location, Greenbelt, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'9 x 14'5			x			x
Main	Living Room	17'2 x 12'8			x			x
Main	Dining Room	10'8 x 11'1			x			x
Main	Kitchen	8'6 x 11'1			x			x
Main	Family Room	16'8 x 14'8			x			x
Main	Workshop	5'8 x 11'2			x			x
Main	Patio	29'11 x 22'1			x			x
Above	Primary	13'3 x 10'9			x			x
Above	Bedroom	9'9 x 10'9			x			x
Above	Bedroom	10'11 x 8'11			x			x

Finished Floor (Main): 1,072	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 642	# of Kitchens: 1	1	Main	2	No	
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	No	
Finished Floor (Basement): 0	Suite: None	3	Above	4	No	
Finished Floor (Total): 1,714 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 3	5				
Grand Total: 1,714 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

Listing Broker(s): **Royal LePage Elite West**

Welcome to Birchlands cutest house. This family home has been meticulously taken care for years & sits pretty on an 8050 sq/ft lot, which backs on to a little greenbelt. The fenced yard is a good size with tons of entertaining space. Multiple decks, patios, garden space & a hot tub with pergola. The interior lay-out is great with a cozy living room & a kitchen/dining area that flows out to the back. Off to the side is a funky living room with skylights, fireplace & access to back deck. (See floor plans). The 2 car garage has a little workshop & a bunch of storage options. Ample amounts of parking options in front & off to the side. Upstairs is home to 3 bedrooms & 1 bathroom. Plenty of upgrades & updates over the years. Amazing future potential. Open Sat/Sun April 6/7th 2:00-4:00.