



Presented by:
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Active
R2871762
Board: V
House/Single Family

2786 CULTUS COURT

Coquitlam
Coquitlam East
V3C 5A8

Residential Detached

\$1,649,000 (LP)
(SP)



2786 CULTUS COURT

Sold Date:	Frontage (feet):	36.00	Original Price: \$1,649,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1986
Depth / Size: 106 irrregular	Bathrooms:	4	Age: 38
Lot Area (sq.ft.): 7,004.00	Full Baths:	3	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,859.66
Rear Yard Exp: East	Council Apprv?:		For Tax Year: 2022
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 000-699-624
			Tour: Virtual Tour URL

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Vinyl	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year: 2005	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: :	
Water Supply: City/Municipal		Floor Finish: Mixed	
Fuel/Heating: Forced Air			
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 16, PLAN NWP68173, DISTRICT LOT 305, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Setting, Private Yard, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'3 x 7'4	Above	Bedroom	10' x 10'2			x
Main	Living Room	13'3 x 15'6	Below	Utility	7'8 x 7'3			x
Main	Dining Room	11'2 x 11'4	Below	Bedroom	11'11 x 14'11			x
Main	Kitchen	10'4 x 11'3	Below	Kitchen	8' x 10'10			x
Main	Eating Area	8'9 x 13'5	Below	Dining Room	9'1 x 10'10			x
Main	Family Room	11'8 x 17'5	Below	Living Room	12'4 x 10'10			x
Main	Laundry	9'4 x 7'1	Below	Bedroom	10'4 x 10'8			x
Above	Primary	16'3 x 13'6	Below	Laundry	6'9 x 4'10			x
Above	Walk-In Closet	5' x 6'2	Main	Patio	40'2 x 16'1			x
Above	Bedroom	10' x 12'2						x

Finished Floor (Main): 1,059	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 847	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 1,032	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 2,938 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
	Basement: Fully Finished	6				
Unfinished Floor: 0	Beds not in Basement: 5	7				
Grand Total: 2,938 sq. ft.		8				

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

Top 5 reasons why this home will move quick. 1. LOCATION - Super central lower Riverview Springs area has easy access to Lougheed in each direction. This house is sitting pretty in the Cul De Sac. 2. GREEN BELT - One of the rare homes that backs onto the protected treed area which has awesome walking trails right out the door. 3. FEATURES - 2 rock fireplaces (gas), eco paved driveway, Penfolds rubber roof (40 year warranty), large back deck, views of the green belt, fully fenced, 2 car garage, EV charger and a great functional lay-out. #4. SUITE - Downstairs is home to the perfect suite situation with it's own entrance, own laundry and 2 bedrooms. #5. PRICE - All this for under \$1.650 is a steal of a deal and under assessed value. Open House Sat & Sun 2:00-4:00pm. Be there :))