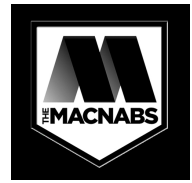




Presented by:
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Active
R2973429

Board: V
House/Single Family

1428 ROCHESTER AVENUE

Coquitlam
Central Coquitlam
V3K 5S8

Residential Detached

\$3,298,000 (LP)
(SP)



1428 ROCHESTER AVE

Sold Date: Frontage (feet): **63.85** Original Price: **\$3,298,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2014**
Depth / Size: **157.87** Bathrooms: **9** Age: **11**
Lot Area (sq.ft.): **9,472.00** Full Baths: **8** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$10,144.19**
Rear Yard Exp: **South** For Tax Year: **2024**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-575-056**
Tour: **Virtual Tour URL**

View: **Yes: Green Belt**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., 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: **Hardwood**

Legal: **LOT 124, PLAN NWP42924, DISTRICT LOT 109, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Exercise Centre, Guest Suite, In Suite Laundry**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Jetted Bathtub, Pantry, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'8 x 19'7	Above	Walk-In Closet	9'11 x 10'8	Below	Living Room	9'x 8'6
Main	Office	10'1 x 7'8	Above	Flex Room	8'11 x 25'7	Below	Bedroom	11'7x 14'7
Main	Office	10'1 x 12'5	Above	Bedroom	12' x 11'10	Below	Walk-In Closet	7'5x 4'11
Main	Dining Room	12'2 x 16'	Above	Walk-In Closet	3'7 x 5'1	Below	Storage	12'7x 3'3
Main	Family Room	19'7 x 19'3	Above	Bedroom	11'11 x 12'	Below	Recreation	26'3x 18'9
Main	Kitchen	15'7 x 15'1	Above	Walk-In Closet	3'7 x 5'	Below	Utility	6'3x 7'1
Main	Eating Area	15'7 x 11'9	Above	Bedroom	12'6 x 16'3	Below	Bar Room	8'8x 7'10
Main	Wok Kitchen	9'8 x 9'4	Above	Walk-In Closet	6'7 x 4'2	Below	Wine Room	8'x 4'11
Main	Bedroom	14' x 11'10	Below	Kitchen	10'4 x 10'1	Below	Media Room	14'4 x 13'3
Above	Primary	18'3 x 19'5	Below	Dining Room	9' x 11'6	Below	Living Room	17'9 x 11'7

Finished Floor (Main): **2,450**
Finished Floor (Above): **2,074**
Finished Floor (Below): **2,686**
Finished Floor (Basement): **0**
Finished Floor (Total): **7,210 sq. ft.**

Unfinished Floor: **0**
Grand Total: **7,210 sq. ft.**

of Rooms: **33**
of Kitchens: **4**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **7**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	3	Yes
3	Above	3	Yes
4	Above	3	Yes
5	Above	3	Yes
6	Above	5	Yes
7	Below	3	Yes
8	Below	3	No

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

Custom-built European style home in a secluded, private setting with a south-facing backyard bordering a greenbelt. Over 9000 sq/ft lot surrounded by trees. (see drone shots) The grand foyer leads to an open great room & formal dining area with a charming chandelier. The main kitchen is wide open with high end stainless appliances, large island, walk-in pantry & wok/spice kitchen. The custom banquet eating area opens to a large deck with outdoor fireplace & BBQ kitchen overlooking the lush backyard. 4 bedrooms upstairs, each with its own ensuite + large flex space for the kids. Amazing loft area with view of chandelier & dining room. 2 self-contained suites, each with its own kitchen, bathrm, laundry, living area & entrance. 2 Car garage, RV parking & large driveway with gate. Call TODAY!!