



Presented by:  
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**Active**  
**R2976430**  
Board: V  
House/Single Family

**2930 COUGAR COURT**

Coquitlam  
Westwood Plateau  
V3E 3A4

Residential Detached

**\$1,799,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,799,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1995</b>
Frontage(feet): <b>27.87</b>	Bathrooms: <b>5</b>	Age: <b>30</b>
Frontage(metres): <b>8.49</b>	Full Baths: <b>4</b>	Zoning: <b>RS-4</b>
Depth / Size: <b>101.56</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,704.48</b>
Lot Area (sq.ft.): <b>4,973.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>018-425-011</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Mount Baker</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **3** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **STEPS**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 100, PLAN LMP12124, SECTION 14, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave, Security - Roughed In, Smoke Alarm, Sprinkler - Inground, Vacuum - Built In, Vaulted Ceiling**

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,212	Main	Foyer	6'11 x 7'1	Bsmt	Bedroom	12'7 x 11'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	11'3 x 9'10	Bsmt	Mud Room	15'9 x 5'1	Main 2
Finished Floor (Below):	0	Main	Living Room	13'4 x 14'4	Bsmt	Bedroom	10'8 x 10'1	Above 5
Finished Floor (Basement):	1,284	Main	Dining Room	11'7 x 12'6	Bsmt	Kitchen	11'0 x 10'0	Above 4
Finished Floor (Total):	3,797sq. ft.	Main	Kitchen	11'3 x 10'9	Bsmt	Dining Room	9'3 x 13'1	Below 4
Unfinished Floor:	439	Main	Eating Area	9'5 x 13'3	Bsmt	Living Room	13'1 x 15'6	Below 4
Grand Total:	4,236sq. ft.	Main	Family Room	12'6 x 15'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'4 x 15'7			x	
		Above	Nook	9'3 x 9'10			x	
		Above	Walk-In Closet	7'4 x 7'11			x	
		Above	Laundry	7'4 x 4'6			x	
		Above	Bedroom	9'9 x 9'4			x	
		Above	Bedroom	9'8 x 14'7			x	

Suite: **Legal Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: **5'1** # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Top 5 Reasons this Property Won't Last! LOCATION** – Prime Westwood Plateau lot, steps from Pinetree Elementary. Near Town Centre, Coquitlam Centre Mall, Public Library, & SkyTrain. **CUSTOM-BUILT** – Designed by the original owner/builder with soaring vaulted ceilings, high-end finishes, & exceptional craftsmanship. **LAYOUT** – The Open Concept design has 3 beds up with large primary. Walk-In & Sitting area. Below has two more beds & another kitchen (perfect mortgage helper). All sitting pretty on a corner lot with a large patio and driveway. **NEIGHBORHOOD** – Quiet cul-de-sac with only one neighbour, offering privacy & easy access to the school. **FEATURES** – Radiant floor heating, built-in speakers, newer roof, gas BBQ hookup, central vacuum, & the legal suite for rental income. Open House S&S, 2-4pm.