



Presented by:
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Royal LePage Elite West
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Active
R3060990

Board: V
House/Single Family

1246 MOUNCE DRIVE

Coquitlam
Burke Mountain
V3B 2W7

Residential Detached

\$1,799,000 (LP)
(SP)



1246 MOUNCE DRIVE

Sold Date: Frontage (feet): **36.35** Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2021**
Depth / Size: **101.58** Bathrooms: **4** Age: **4**
Lot Area (sq.ft.): **3,696.00** Full Baths: **3** Zoning: **R-2**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,648.49**
Rear Yard Exp: **West** For Tax Year: **2024**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **030-592-836**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
Parking: **DetachedGrge/Carport, Garage; Double, Open**
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: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 11, PLAN EPP81153, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

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

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	5'9 x 9'2	Below	Recreation	14'6 x 14'11			x
Main	Living Room	12'1 x 10'	Below	Flex Room	9'3 x 13'10			x
Main	Kitchen	12'11 x 9'6	Below	Bedroom	11'10 x 10'10			x
Main	Dining Room	11'5 x 13'5	Below	Bedroom	11'6 x 8'1			x
Main	Family Room	15' x 10'	Below	Utility	4'5 x 6'11			x
Above	Primary	15' x 12'11	Main	Patio	15'2 x 5'4			x
Above	Walk-In Closet	9'8 x 4'6			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Laundry	8'11 x 5'9			x			x

Finished Floor (Main):	975	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	954	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	965	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	No	Pool:
Finished Floor (Total):	2,894 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
		Beds in Basement:	0	5				Grg Dr Ht:
Unfinished Floor:	0	Basement:	Fully Finished	6				
Grand Total:	2,894 sq. ft.			7				
				8				

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

A Lower Burke Beauty. This perfectly appointed home was built by Foxridge in 2021 and is in immaculate conditions. Lots of custom millwork, beautiful white on white kitchen with built-in wine/coffee bar. Large quartz island, stainless appliances, built in micro, gas stove, black fixtures & open concept. White oak engineered hardwood on main with carpet upstairs & vinyl plank down. Upstairs is home to 3 great sized bedrooms, 2 full bathrooms & laundry room with sink + storage. Downstairs has another bedroom, full bathroom, rec room, gym, storage room & access to the backyard. The West facing private, fenced yard is perfect for entertaining & access to the 2 car garage + extra parking stall. Extras include: Gas fireplace, Air Con, gas BBQ hook-up, H/W on demand, built-in vacuum + much more.