



Presented by:
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Active
R3168170
Board: V
House/Single Family

2658 LURIO CRESCENT

Port Coquitlam
Riverwood
V3B 7Z9

Residential Detached

\$1,449,000 (LP)
(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,449,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2000
Depth / Size: 98	Bathrooms:	3	Age: 26
Lot Area (sq.ft.): 4,951.00	Full Baths:	2	Zoning: RS-2
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,898.19
Rear Yard Exp: South			For Tax Year: 2025
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 023-869-054
			Tour: Virtual Tour URL

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
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**

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

Metered

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **LOT 85, BLOCK 6N, PLAN LMP34260, SECTION 6, RANGE 1E, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Workshop Detached**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	15'4 x 14'8	Above	Walk-In Closet	6'1 x 8'1			x
Main	Eating Area	11'1 x 8'0	Above	Bedroom	10'9 x 11'1			x
Main	Kitchen	11'2 x 13'5	Above	Bedroom	13'0 x 15'0			x
Main	Dining Room	14'3 x 11'0	Above	Bedroom	13'0 x 11'0			x
Main	Living Room	14'5 x 14'5			x			x
Main	Office	12'1 x 9'0			x			x
Main	Laundry	6'0 x 8'6			x			x
Main	Foyer	6'0 x 5'11			x			x
Main	Patio	11'0 x 13'9			x			x
Above	Primary	14'6 x 17'2			x			x

Finished Floor (Main):	1,354	# of Rooms:	14	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,278	# of Kitchens:	1	1	Main	2	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes			Pool:
Finished Floor (Total):	2,632 sq. ft.	Crawl/Bsmt. Height:	3'	4						Garage Sz: 467 sq/ft
		Beds in Basement:	0	5						Grg Dr Ht:
Unfinished Floor:	0	Basement:	Crawl	6						
Grand Total:	2,632 sq. ft.			7						
				8						

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

Lurio Crescent - one of Riverwood's most desirable streets, walking distance to Costco, Save-On, Home Depot & a ton of restaurants. This 4 bed/3 bath custom & one-of-a-kind home offers 2,632 sq ft across 2 levels on a 4,951 sq ft lot, featuring an open-concept main floor connecting family room, kitchen, eating area & formal dining beneath a coffered ceiling. Front sitting room doubles as an office/den. Hardwood & tile floors on main, 2 gas fireplaces for cozy nights in. Upstairs offers a primary with walk-in closet plus 3 more spacious bedrooms & 2 full baths. South-facing fenced yard, patio & garden with shed. Mud/laundry room off the lane-access detached 2-car garage, plus 3-ft crawl for storage. Quiet crescent, close to it all. Open House Saturday & Sunday 2:00-4:00pm. Be there.