



Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2220890
Board: V
House/Single Family

1258 BRIAN DRIVE

Coquitlam
River Springs
V3E 1V8

Residential Detached

\$799,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): **45.00** Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1982**
Depth / Size: **90** Bathrooms: **3** Age: **35**
Lot Area (sq.ft.): **4,050.00** Full Baths: **3** Zoning: **RES**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,139.04**
Rear Yard Exp: **Northeast** For Tax Year: **2017**
Council Apprv?: _____ Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: _____ P.I.D.: **001-635-638**
Tour: **Virtual Tour URL**

View: **No** :
Complex / Subdiv: **River Springs**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
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:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: Washer/Dryer**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWS939 LT 416 LD 36 TWP 39. SECTION 12&13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Smoke Alarm, Storage Shed, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 16'			x			x
Main	Dining Room	12'3 x 11'2			x			x
Main	Kitchen	12'6 x 11'8			x			x
Main	Family Room	16'4 x 12'7			x			x
Main	Laundry	5' x 3'			x			x
Above	Master Bedroom	13'2 x 12'5			x			x
Above	Walk-In Closet	8' x 5'			x			x
Above	Bedroom	10'7 x 10'7			x			x
Above	Bedroom	12'5 x 11'6			x			x
		x			x			

Finished Floor (Main): **988**
Finished Floor (Above): **763**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,751 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,751 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **1**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

River Springs! One of the most desirable family oriented complexes of Coquitlam featuring 3 Bdrms, 3 full Baths in a tastefully renovated home. Laminate flooring on main, newer carpets above, white shaker cabinets, granite countertops, SS appliances, newer blinds, 2 gas fireplaces, newer deck and shed in backyard. Newer roof, furnace, hotwater tank. Bare land strata with low strata fee, \$107/month offers this family friendly place amenities like a private lake, basketball & tennis courts, a pool/hot tub, gazebo, common amenities room, rv/boat parking & much more! Walking distance to school and transportation. Open Houses: Sat & Sun, Nov 11th, 12th, 2-4 PM. MUST SEE! This is a wonderful home!