

Coquitlam, Coquitlam West  
727 Lea Avenue, V3J 4H4

MLS# R2158690  
\$889,800

Residential Attached  
Active



Complex/Subdiv:  
Frontage: 0.00 Bedrooms: 4 PID: 026-164-396  
Depth/Size: Bathrooms: 3 Approx Yr Blt: 2005  
Lot Area SqFt: 0 Half Baths: 0  
Exposure: South Full Baths: 3  
Taxes: \$3,589 (2016)  
Type: 1/2 Duplex  
View: No

Style of Home: 2 Storey Total Parking: 1 Covered Parking: 1  
Construction: Frame - Wood Parking Access: Lane  
Foundation: Concrete Perimeter Parking Facilities: Garage; Single, Other  
Exterior: Vinyl  
Rainscreen: Dist to Public Trans: 2 Dist to School Bus: 1  
Type of Roof: Asphalt Possession:  
Reno Year: 0 Title to Land: Freehold Strata  
Flooring: Laminate, Mixed, Tile Seller's Interest:  
Water Supply: City/Municipal  
Heat/Fuel: Forced Air, Natural Gas  
No. of Fireplaces: 1 Property Disclosure: Y  
Fireplace Fuel: Gas - Natural Outdoor Area: Balcnys) Patio(s) Dck(s)  
Locker: No Units in Development: 2 Total Units in Strata: 2  
Mngmt Co: Self Property Disclosure: Y  
Mngmt Ph: Maint Fee: \$0.00

Maint Charge Incl:  
Legal: PL BCS1113 LT 2 DL 107 LD 36  
Amenities: In Suite Laundry  
Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby  
Features Incl: ClthWsh/Dryr/Frdg/Stve/DW, Jetted Bathtub, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2" x 9'1"			x			x
Main	Dining Room	10'11" x 10'9"			x			x
Main	Living Room	18'1" x 11'8"			x			x
Main	Bedroom	9'10" x 9'9"			x			x
Main	Bedroom	11'5" x 9'11"			x			x
Main	Master Bedroom	12'4" x 11'10"			x			x
Below	Bedroom	11'10" x 10'2"			x			x
Below	Utility	10'11" x 8'10"			x			x
		x			x			x
		x			x			x

Total Floor Area: 1,836 sqft  
Total # Rooms: 8  
Finished Levels: 2  
Basement: None  
Restricted Age:  
# Pets / Cats, Dogs:  
Virtual Tour URL: <https://www.pixilink.com/tours7/13658>

Bathrooms  
1 4 Piece; Ensuite: Y; Level: Main  
2 4 Piece; Ensuite: N; Level: Main  
3 4 Piece; Ensuite: Y; Level: Below  
4  
5  
6  
7  
8

IMMACULATE GEM! This beautiful home shows as if it is brand new! This fabulous south facing bright half duplex features 4 large bedrooms, 3 full bathrooms, 9 foot ceilings, granite counter tops & laminate floors in an open and bright floorplan. Excellent location just a short walk to the new Burquitlam Station, all shopping, mins to HWY 1 & 20 mins to downtown Vancouver! It is a quiet street with lane access as well with lots of room for parking even an RV or boat plus the double garage. 208 sqft on main level is unfinished and awaits your ideas for in law suite or media room and has a separate entrance. Next showing sneak preview: Thursday 3:30-4:30pm, also open house 12-2pm Saturday Apr 29th, and Sunday April 30th. Offers on May 1st 4pm.

The enclosed information while deemed to be correct, is not guaranteed.  
If your home is listed with another broker, this is not intended as a solicitation.

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Immaculate!

727 Lea Avenue, Coquitlam  
4 beds, 3 baths - 1/2 Duplex



Price: \$889,800  
Type: Duplex  
Beds: 4  
Baths: 3  
Built: 2005  
Size: 1,836 sqft  
Levels: 2  
Taxes: \$3,589 (2016)

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4 beds, 3 baths - 1/2 Duplex



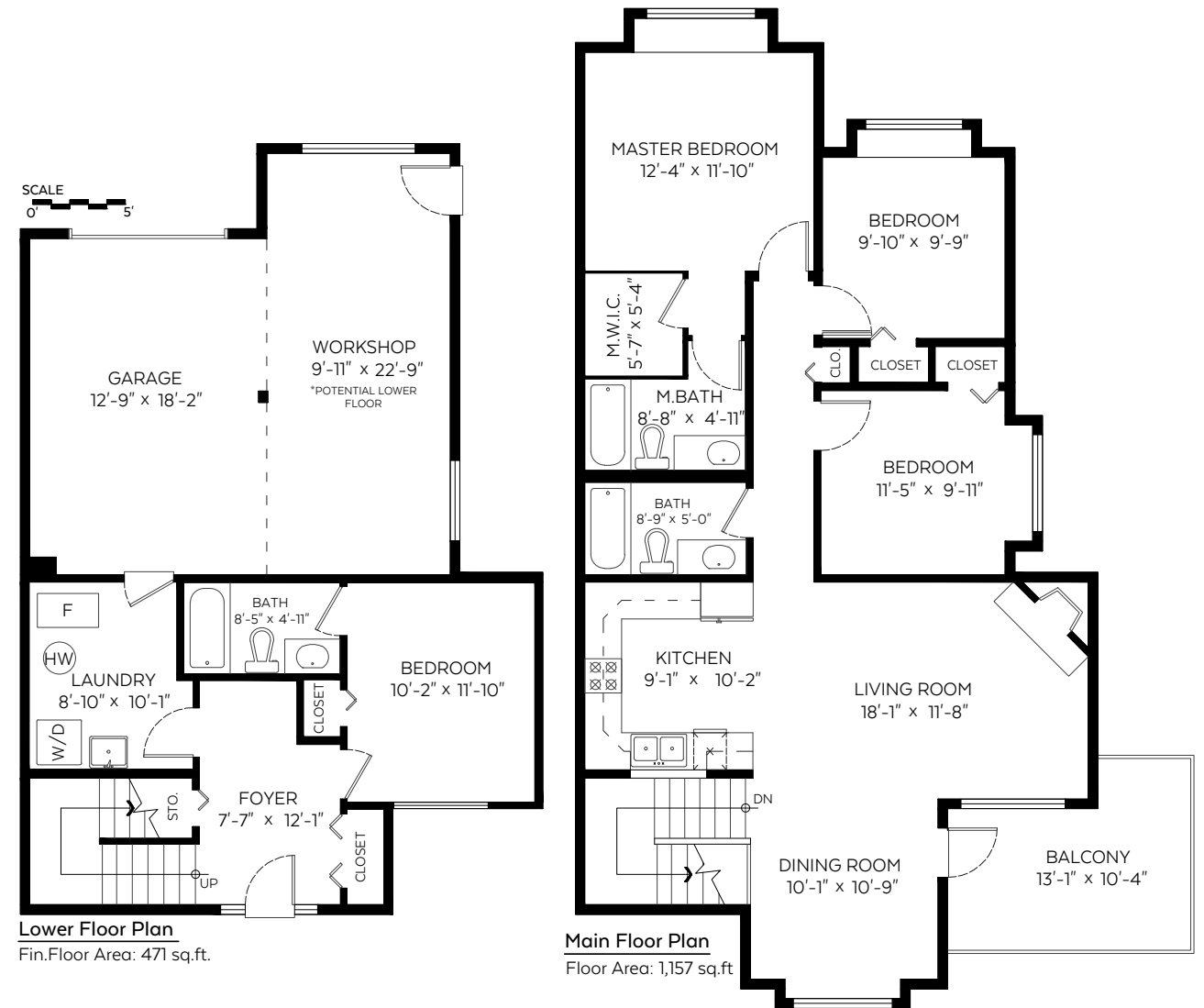
**Katayoon Webb**  
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727 Lea Avenue,  
Coquitlam, B.C.

Main Floor:	1,157 sq.ft.
Lower Floor:	471 sq.ft.
<b>Total:</b>	<b>1,628 sq.ft.</b>

**Auxiliary Area**

Garage/Workshop:	493 sq.ft.
Balcony:	119 sq.ft.



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Measured on: April 21, 2017

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