

FOR SALE

RENOVATED 3 LEVEL 3700+ SQ/FT HOME WITH 2 BDRM SUITE

1065 WINDWARD DRIVE, COQUITLAM



Tastefully renovated 3 level 3700+ sq/ft home located in one of Coquitlam's most desirable neighbourhoods, Ranch Park! Upon entering you'll be greeted by the grand foyer featuring vaulted ceilings, skylight and beautiful curved staircase. Sunken living room with large bay window to maximise natural light. Spacious formal dining area and black granite counters, under mount sink, walk-in pantry and plenty of cupboards in the kitchen. Gas fireplace in the family room with sliding doors to the back deck, showcasing picturesque mountain views. Upstairs you'll find 3 bedrooms including a spacious master bedroom with huge walk-in closet and en-suite bathroom. The lower floor includes a media room and a spacious 2 bedroom suite, perfect for your in-laws. Concrete tile roof! Walking distance to all amenities including Coquitlam Centre, WestCoast Express & new Evergreen SkyTrain. Dr. Charles Best school catchment.



Active

R2113825

Board: V

House/Single Family

1065 WINDWARD DRIVE

Coquitlam

Ranch Park

V3C 4M5

Residential Detached

\$1,450,000 (LP)

(SP) 



Sold Date:

Depth / Size (ft.): **118.0**

Lot Area (sq.ft.): **6,997.00**

Flood Plain:

Rear Yard Exp: **North**

Approval Req?:

If new, GST/HST inc?:

Frontage (feet): **115.00**

Bedrooms: **5**

Bathrooms: **4**

Full Baths: **4**

Half Baths: **0**

Approx. Year Built: **1993**

Age: **23**

Zoning: **RS-1**

Gross Taxes: **\$4,801.49**

For Tax Year: **2016**

Tax Inc. Utilities?: **No**

P.I.D.: **007-688-911**

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Partly**

of Fireplaces: **1**

Fireplace Fuel: **Gas - Natural**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Tile - Concrete**

Reno. Year: **2016**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4**

Covered Parking: **2**

Parking Access: **Front**

Parking: **Garage; Double, Open**

Dist. to Public Transit: **NEARBY**

Dist. to School Bus: **NEARBY**

Title to Land: **Freehold NonStrata**

Seller's Interest: **Registered Owner**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Mixed**

Legal: **PL NWP74160 LT 28 DL 238 LD 36**

Amenities: **Garden**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 12'8	Above	Bedroom	13'1 x 10'5			x
Main	Kitchen	11'11 x 9'6	Above	Walk-In Closet	13'3 x 7'0			x
Main	Dining Room	14'4 x 11'8	Below	Media Room	19'5 x 11'10			x
Main	Family Room	18'2 x 14'2	Below	Kitchen	13'1 x 8'4			x
Main	Eating Area	9'8 x 9'4	Below	Bedroom	11'9 x 8'9			x
Main	Foyer	11'0 x 8'2	Below	Bedroom	12'4 x 7'11			x
Main	Laundry	9'1 x 5'3	Below	Living Room	15'8 x 12'0			x
Main	Den	9'1 x 8'8	Below	Dining Room	13'8 x 10'11			x
Above	Master Bedroom	19'10 x 13'2			x			
Above	Bedroom	13'9 x 11'1			x			

Finished Floor (Main):	1,370	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,036	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,360	# of Levels: 3	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,766 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
		Beds not in Basement: 5	6				
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	7				
Grand Total:	3,766 sq. ft.		8				

Listing Broker(s): **Royal LePage West R.E.S.**

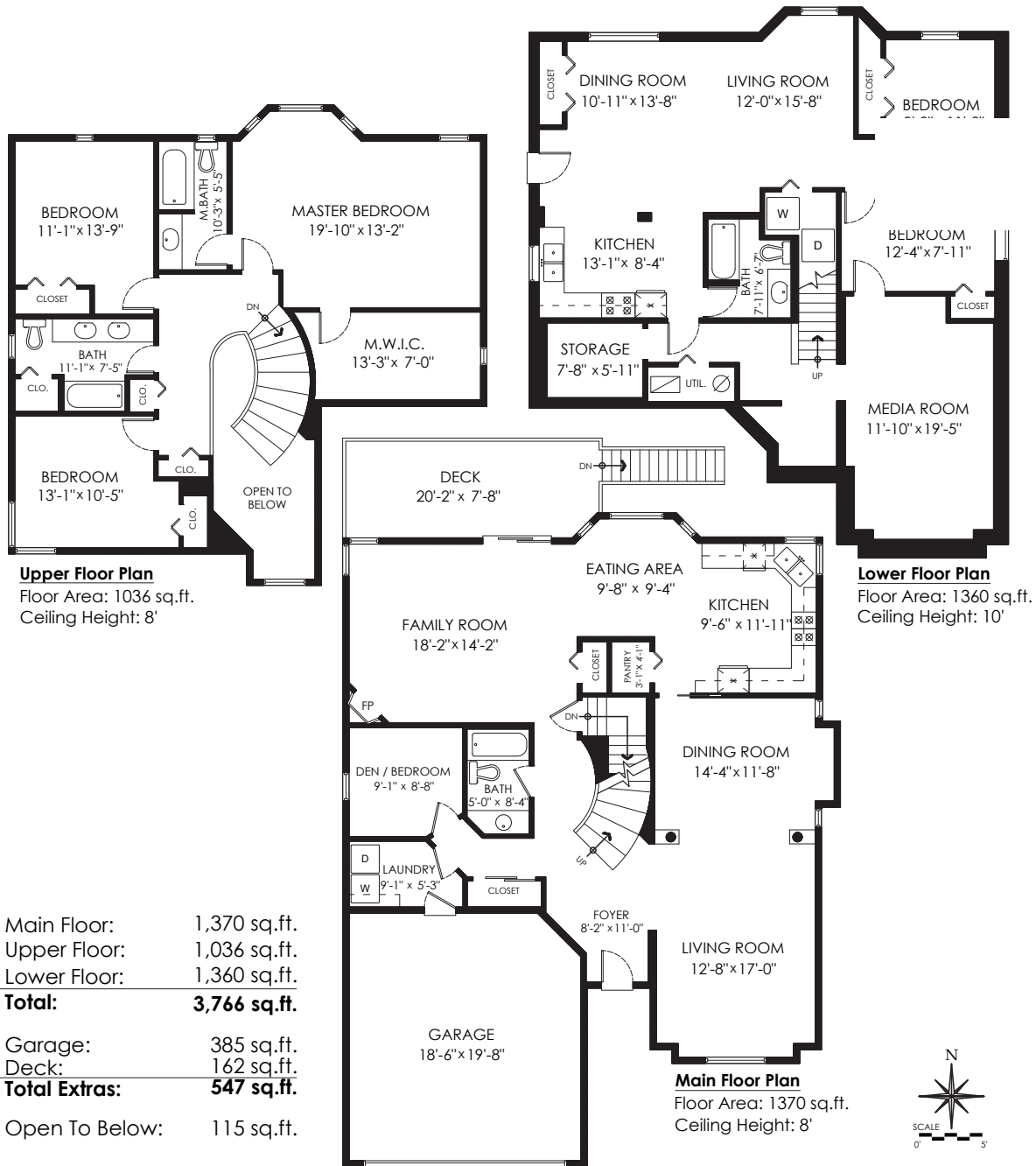
FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

www.ranchparkliving.com

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

1065 WINDWARD DRIVE, COQUITLAM



FLOOR PLAN AND MEASUREMENTS ARE NOT TO BE RELIED ON WITHOUT VERIFICATION.

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