



PRIME 4 BED 5 BATH HOME | AMAZING VIEWS

2751 CULTUS AVENUE, COQUITLAM



Panoramic views from Golden Ears to Mt. Baker in this beautifully updated 3165sf 4 bedroom 5 bathroom home perched on an expansive 9536sf corner lot offering amazing privacy! A few features include hardwood floors, granite counters, stainless steel appliances, new lighting, multiple fireplaces, skylights, loads of storage and more! Amazing work-at-home layout - perfect for a home office + an efficient one bedroom in-law suite for some added income. Unlock the potential with a future addition above the garage. Concept plan available! Prime location centrally located and close to all amenities. Live the good life!



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Active **2751 CULTUS AVENUE** Residential Detached
R2708056 Coquitlam \$1,850,000 (LP)
Board: V Coquitlam East (SP)
House/Single Family V3C 5A2



Sold Date: If new, GST/HST inc?: Original Price: \$1,850,000
Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1983
Frontage(feet): 142.00 Bathrooms: 5 Age: 39
Frontage(metres): 43.28 Full Baths: 4 Zoning: RES
Depth / Size: 0 Half Baths: 1 Gross Taxes: \$4,769.49
Lot Area (sq.ft.): 9,536.00 Rear Yard Exp: East For Tax Year: 2021
Lot Area (acres): 0.22 P.I.D.: 003-686-418 Tax Inc. Utilities?: No
Flood Plain: Tour: Virtual Tour URL
View: Yes: MOUNTAIN
Complex/Subdiv:
First Nation Reserve:
Services Connected: Electricity, Natural Gas, Storm Sewer, Water
Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey, Rancher/Bungalow w/Bsmt.
Construction: Frame - Wood
Exterior: Vinyl
Foundation: Concrete Perimeter
Renovations: Partly
of Fireplaces: 3 R.I. Fireplaces:
Fireplace Fuel: Electric, Natural Gas, Wood
Fuel/Heating: Forced Air
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard
Type of Roof: Asphalt
Total Parking: 4 Covered Parking: 2 Parking Access: Front
Parking: Garage: Double, Open
Driveway Finish: Concrete
Dist. to Public Transit: 2 BLOCKS Dist. to School Bus: 4 BLOCKS
Title to Land: Freehold NonStrata Land Lease Expiry Year:
Property Disc.: Yes
Fixtures Leased: No :
Fixtures Rmvd: No :
Floor Finish: Hardwood, Tile, Carpet

Legal: PL 65905 LT 195 DL 305 LD 36

Amenities: In Suite Laundry
Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener

Finished Floor (Main):	2,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	11'11 x 9'8	Below	Bedroom	12'5 x 9'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'5 x 12'9	Below	Kitchen	7'3 x 4'1	Main 3
Finished Floor (Below):	1,061	Main	Dining Room	13'5 x 12'2				Main 4
Finished Floor (Basement):	0	Main	Eating Area	12'10 x 7'1				Main 5
Finished Floor (Total):	3,165sq. ft.	Main	Family Room	17'2 x 13'7				Below 3
Unfinished Floor:	0	Main	Foyer	8'5 x 7'4				Below 2
Grand Total:	3,165sq. ft.	Main	Master Bedroom	16'1 x 11'11				
		Main	Bedroom	13'10 x 10'0				
		Main	Bedroom	11'4 x 10'1				
		Main	Laundry	10'6 x 8'7				
		Main	Workshop	10'9 x 5'9				
		Below	Recreation Room	16'7 x 33'9				
		Below	Living Room	13'5 x 9'8				

Suite: Other
Basement: Full, Fully Finished, Separate Entry
Crawl/Bsmt. Height: # of Levels: 2
of Kitchens: 2 # of Rooms: 15
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): Royal LePage West Real Estate Services

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

www.reimers.ca

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

FLOORPLAN

2751 CULTUS AVENUE, COQUITLAM

Total: 3165 sq ft

Main Level: 2104 sq ft
Lower Level: 1061 sq ft

Excluded area:

Balcony: 310 sq ft
Patio: 277 sq ft
Porch: 110 sq/ft
Garage 507 sq ft
Workshop: 62 sq ft
Crawl Space: 915 sq ft



MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT

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HOW MUCH IS YOUR HOME WORTH? VISIT...

homeevaluate.com

AGE OF COMPONENTS

2021
Vinyl deck back

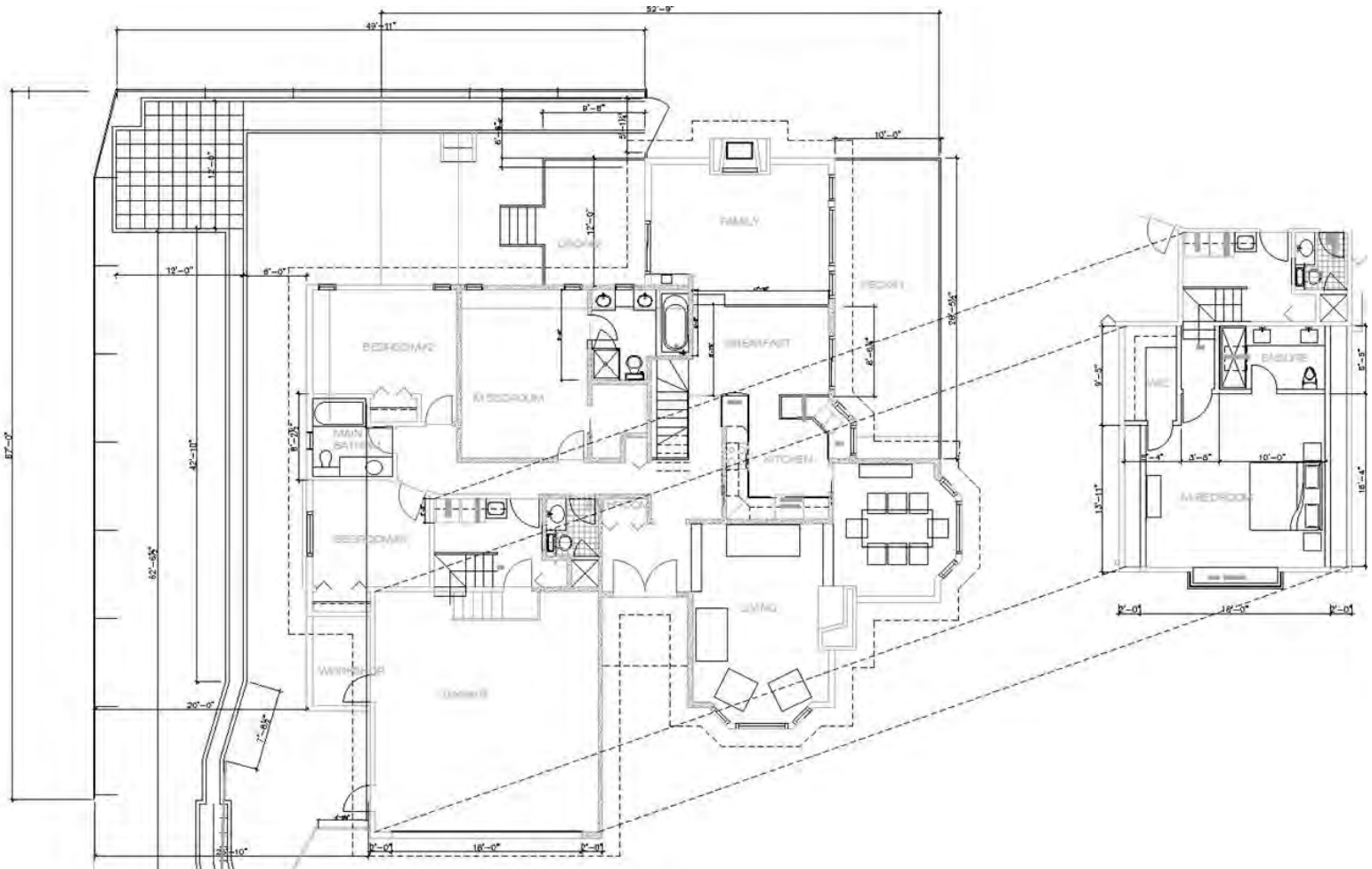
2020
Basement office, kitchenette and powder room
Vinyl deck front

2016
Stairs and rails
Fence

2010
Furnace
Kitchen
HW tank
In-law suite

CONCEPT PLAN FOR ABOVE GARAGE ADDITION

BUYER TO DO THEIR OWN DUE DILIGENCE RE FEASIBILITY



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