



SUBDIVISION POTENTIAL

3090 LAZY A STREET, COQUITLAM



Private 16,965sf RS-1 level lot with sport court featuring PANORAMIC VIEWS of city, Golden Ears, Mt Baker and beyond. Located at the end of a quiet cul-de-sac in one of Coquitlam's most sought after communities - RANCH PARK, offering the pinnacle of suburban living with convenient access to schools, family-friendly parks, shopping, transit and any other amenity you desire. It's the first time this lovely mid-century 3 level post and beam home has been on the market including 3+ bedrooms, 2 bathrooms, a spacious open concept layout, vaulted ceilings, spacious double garage and huge park-like backyard. Enjoy it as-is while you plan for future redevelopment, or revamp into an architectural masterpiece, THE OPPORTUNITIES ARE ENDLESS!



604.340.4400 info@reimers.ca www.reimers.ca

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Active **3090 LAZY A STREET** Residential Detached
R2877076 Coquitlam \$2,388,000 (LP)
Board: V Ranch Park (SP)
House/Single Family V3C 3N9



Sold Date: If new, GST/HST inc?: Original Price: \$2,388,000
Meas. Type: Feet Bedrooms: 3 Approx. Year Built: 1959
Frontage(feet): 59.56 Bathrooms: 2 Age: 65
Frontage(metres): 18.15 Full Baths: 2 Zoning: RS-1
Depth / Size: 0 Half Baths: 0 Gross Taxes: \$5,557.43
Lot Area (sq.ft.): 16,965.00 Rear Yard Exp: Northwest For Tax Year: 2022
Lot Area (acres): 0.39 P.I.D.: 010-477-608 Tax Inc. Utilities?: No
Flood Plain: No Tour: Virtual Tour URL
View: Yes: CITY, GOLDEN EARS, MT BAKER
Complex/Subdiv:
First Nation Reserve:
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 3 Level Split Total Parking: 6 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood Parking: Garage; Double
Exterior: Wood Driveway Finish: Asphalt
Foundation: Concrete Perimeter Dist. to Public Transit: 4 BLOCKS Dist. to School Bus: 5 BLOCKS
Reno. Year: Property Disc.: Yes Land Lease Expiry Year:
of Fireplaces: 2 R.I. Fireplaces: Rain Screen: Fixtures Leased: No :
Fireplace Fuel: Natural Gas Metered Water:
Fuel/Heating: Forced Air R.I. Plumbing: Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard
Type of Roof: Torch-On Floor Finish: Tile, Carpet

Legal: LOT 29, PLAN NWP19285, DISTRICT LOT 374, NEW WESTMINSTER LAND DISTRICT

Amenities: Garden
Site Influences: Central Location, Recreation Nearby, Shopping Nearby
Features: Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Jetted Bathtub, Oven - Built In, Range Top, Refrigerator, Vaulted Ceiling

Finished Floor (Main):	1,314	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'8 x 11'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	13'2 x 9'6			x	Main 3
Finished Floor (Below):	549	Main	Bedroom	11'8 x 7'10			x	Below 3
Finished Floor (Basement):	0	Above	Kitchen	16'0 x 10'0			x	
Finished Floor (Total):	1,863sq. ft.	Above	Dining Room	11'0 x 6'4			x	
Unfinished Floor:	0	Above	Living Room	16'1 x 15'4			x	
Grand Total:	1,863sq. ft.	Below	Family Room	15'3 x 12'5			x	
		Below	Den	9'8 x 7'1			x	
		Below	Laundry	10'1 x 7'7			x	
							x	
							x	
							x	
							x	

Suite: None
Basement: Crawl, Partly Finished, Separate Entry
Manuf Type: Registered in MHR?: PAD Rental:
Crawl/Bsmt. Height: # of Levels: 3 MHR#: CSA/BCE: Maint. Fee:
of Kitchens: 1 # of Rooms: 9 ByLaw Restrictions:

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

FLOORPLAN

3090 LAZY A STREET, COQUITLAM

LOWER FLOOR TOTAL: 549 SQ.FT.
MAIN FLOOR TOTAL: 1,314 SQ.FT.
TOTAL: 1,863 SQ.FT.
CRAWL AREA: 679 SQ. FT.
DECK: 588 SQ. FT.
GARAGE: 555 SQ. FT.



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

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