

# FOR SALE

## BEAUTIFUL GEORGIAN 4 BEDROOM HOME WITH LEGAL SUITE

3438 DARWIN AVE, COQUITLAM



Move in ready! Granite counter tops, bright gourmet kitchen, engineered hardwood floors, 10ft ceilings and open concept kitchen/living/dining room are just a few of the reasons you'll love this home. Large covered sundeck off the kitchen is perfect for BBQ's and the perfect vantage to watch the kids play in your private backyard. The upper level offers 3 spacious bedrooms with a large walk-in and 4pc ensuite in the master bedroom. Large detached double garage. Only half a block to Leigh Elementary School and located in a very quiet pocket of Burke Mountain. Don't miss out!





<b>Active</b> R2220031 Board: V House/Single Family	<b>3438 DARWIN AVENUE</b> Coquitlam Burke Mountain V3B 3H7	Residential Detached \$1,188,000 (LP) (SP)
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Sold Date:	Frontage (feet):	36.00	Approx. Year Built:	2010
Depth / Size (ft.):	Bedrooms:	4	Age:	7
Lot Area (sq.ft.):	Bathrooms:	4	Zoning:	RS-7
Flood Plain:	Full Baths:	3	Gross Taxes:	\$4,158.40
Rear Yard Exp:	Half Baths:	1	For Tax Year:	2017
Approval Req?:			Tax Inc. Utilities?:	
If new, GST/HST inc?:			P.I.D.:	027-585-000

View: Yes: MOUNT BAKER

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Water

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 1 Fireplace Fuel: Gas - Natural Water Supply: City/Municipal Fuel/Heating: Electric, Forced Air Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Type of Roof: Asphalt	Reno. Year: R.I. Plumbing: R.I. Fireplaces:	Total Parking: 3 Covered Parking: 2 Parking Access: Lane, Rear Parking: DetachedGrge/Carport, Garage; Double  Dist. to Public Transit: 3 Dist. to School Bus: 1 Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: Yes: 2 CHANDELIERS Floor Finish:
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Legal: PL BCP37085 LT 4 LD 36 SEC 7 TWP 40

Amenities:

Site Influences: Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
			Bsmt	Bedroom	13'0 x 10'0			x
Main	Kitchen	14'2 x 10'6						x
Main	Family Room	16'2 x 13'10						x
Main	Dining Room	16'2 x 7'6						x
Above	Master Bedroom	16'2 x 14'2						x
Above	Bedroom	13'4 x 10'8						x
Above	Bedroom	11'0 x 10'8						x
Bsmt	Mud Room	10'0 x 9'0						x
Bsmt	Kitchen	12'0 x 10'0						
Bsmt	Living Room	16'0 x 13'3						

Finished Floor (Main): 952	# of Rooms: 11	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>	<u>Outbuildings</u>
Finished Floor (Above): 879	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 952	Suite: Legal Suite	3	Above	3	No	Pool:
Finished Floor (Total): 2,783 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
	Beds in Basement: 1	5				Door Height:
	Beds not in Basement: 3	6				
Unfinished Floor: 0	Basement: Fully Finished	7				
Grand Total: 2,783 sq. ft.		8				

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

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

[www.burkemhomes.com](http://www.burkemhomes.com)

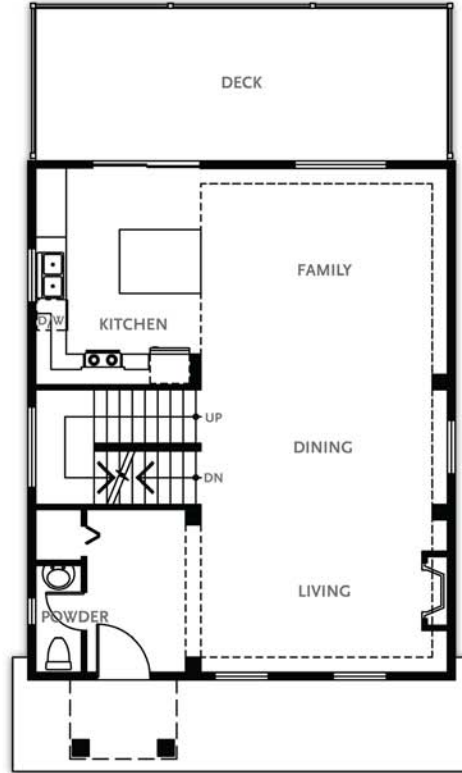
ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

# FLOORPLAN

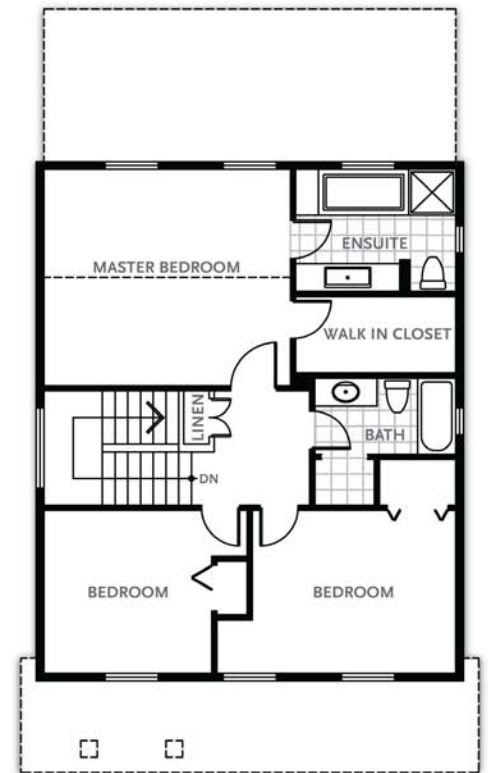
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LOWER



MAIN



UPPER

The above floor plan and details represented are approximate. Not to be relied on without verification.

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 contribute your unique perspective efficient results listening & understanding  
 meaningful contribution your unique perspective efficient results listening & understanding  
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 awareness for cause to express our best a collaboration of common goals approach  
 enjoy the journey of home ownership! the engaging you  
 the foundation for building long-term wealth it's about YOU  
 striving to be better than ourselves toward exceptional

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GROUP

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