



# EXCELLENT INVESTMENT OPPORTUNITY

914 ROCHESTER AVENUE, COQUITLAM



INVESTMENT OPPORTUNITY - 66 x 122 RT-1 zoned w/ lane access! Enjoy this fully updated 3,644sf home with in-law suite now, and when the time is right, subdivide into 2 lots or build a 4-plex! Don't let the modest exterior fool you. Inside you'll find a beautiful kitchen, quartz counters, subway tile back-splash and s/s appliances. French doors from living/dining room to a good-sized south facing deck with Fraser River views. The East wing includes the 2nd bedroom, main bathroom, family room, and the master bedroom sanctuary with huge organised walk-in and a 5pc spa inspired ensuite with jetted tub and direct access to the deck. Downstairs features the ultimate man cave/ rec room with wet bar and 3pc bathroom. Loads of storage and a suite fit for the fussiest of in-laws. Detached garage and workshop with 220 power. Unbeatable location close to everything!



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<b>Active</b> R2548152 Board: V House/Single Family	<b>914 ROCHESTER AVENUE</b> Coquitlam Maillardville V3K 2W6	Residential Detached \$1,699,900 (LP) (SP)
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Sold Date:	Frontage (feet):	66.00	Original Price: \$1,699,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1951
Depth / Size: 122	Bathrooms:	4	Age: 70
Lot Area (sq.ft.): 8,052.00	Full Baths:	4	Zoning: RT1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,865.72
Rear Yard Exp: South			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-639-641
			Tour: Virtual Tour URL
View:	Yes: FRASER RIVER		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	City/Municipal		

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: DetachedGrge/Carport, Garage: Double		
Exterior: Vinyl	Dist. to Public Transit: 1 BLK	Dist. to School Bus: 1.5 BLKS	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations: Completely	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Natural Gas, Wood	Metered Water:	Fixtures Rmvd: No :	
Water Supply: City/Municipal	Floor Finish: Hardwood, Vinyl/Linoleum		
Fuel/Heating: Baseboard, Electric, Forced Air			
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: LT 16 PL NWP1191 DL 45 LD 36
Amenities: Garden, Storage, Workshop Detached
Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Jetted Bathtub, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 5'10	Below	Living Room	18'0 x 11'5			x
Main	Kitchen	19'2 x 9'10	Below	Dining Room	9'6 x 7'2			x
Main	Dining Room	11'6 x 10'6	Below	Kitchen	12'11 x 7'6			x
Main	Living Room	16'10 x 9'4	Below	Bedroom	13'8 x 10'3			x
Main	Family Room	18'11 x 11'3			x			x
Main	Master Bedroom	19'10 x 12'6			x			x
Main	Walk-In Closet	9'6 x 9'4			x			x
Main	Bedroom	13'10 x 11'8			x			x
Below	Recreation	21'9 x 11'9			x			x
Below	Games Room	14'7 x 7'8			x			x

Finished Floor (Main): 1,822	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 1,363	# of Levels: 2	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Other	3	Below	3	No	Pool:
Finished Floor (Total): 3,185 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor: 459	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,644 sq. ft.	Beds not in Basement: 3	6				
	Basement: Full, Separate Entry	7				
		8				

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

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

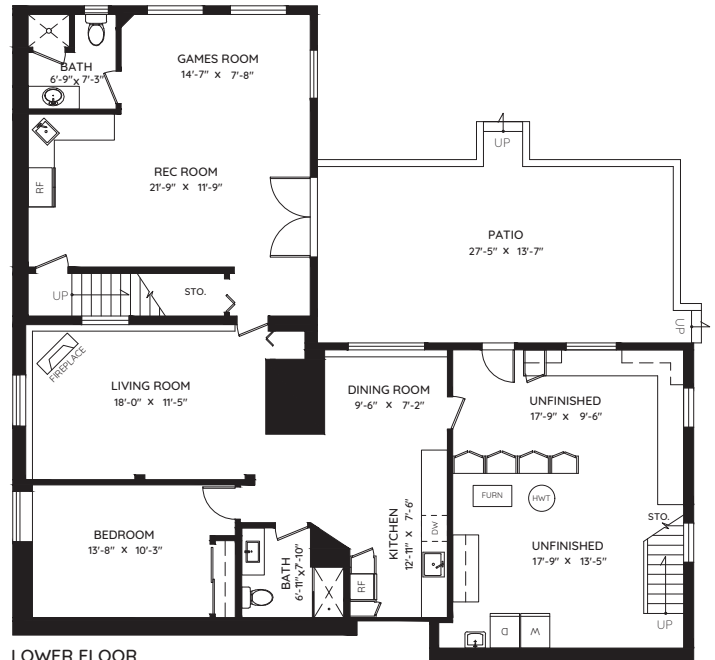
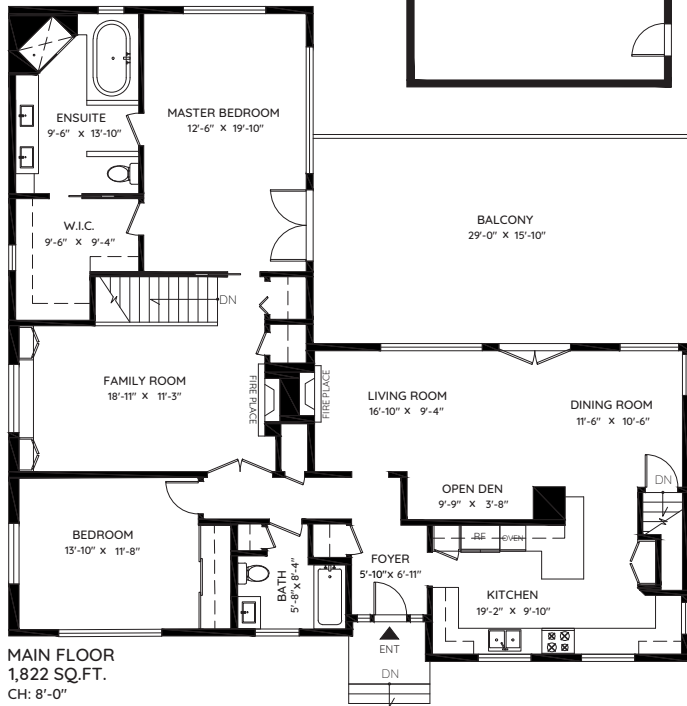
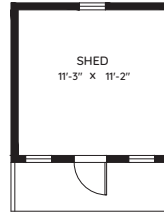
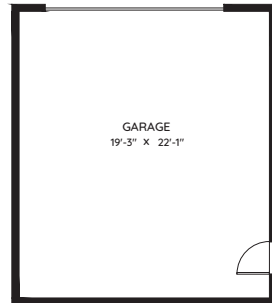
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ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

# FLOORPLAN

914 ROCHESTER AVENUE, COQUITLAM

MAIN	1,822 SQ.FT.
LOWER	1,363 SQ.FT.
<b>TOTAL</b>	<b>3,185 SQ.FT.</b>
UNFINISHED	459 SQ.FT.
<b>TOTAL AREA</b>	<b>3,644 SQ.FT.</b>
GARAGE	471 SQ.FT.
BALCONY	471 SQ.FT.
PATIO	412 SQ.FT.
SHED	152 SQ.FT.
<b>TOTAL</b>	<b>1,506 SQ.FT.</b>



0 ft 3 ft 5 ft 10 ft

The floor plan and the measurements are approximate and are to be used for advertising usage only. Not suitable for architectural or construction. E&O insured

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

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