



PANORAMIC VIEW HOME W/ IN-LAW SUITE

3071 LAZY A STREET, COQUITLAM



Experience breathtaking mountain views from this high-floor 2-bedroom plus den/office at the Obelisk, a landmark building in the heart of Coquitlam Town Centre. This northeast facing unit features an open concept interior with floor to ceiling windows and a large balcony, great for soaking up the vistas. A fully equipped kitchen with island, fireplace and separated bedrooms. Spacious primary bedroom includes private Juliet balcony, walk-through closet and a 4pc ensuite bathroom. Building amenities include an outdoor patio, media/games room and fitness centre. Conveniently located steps to Lafarge Lake, library, Aquatic centre, Coquitlam Centre shopping, SkyTrain, Douglas College and more!



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Active **R2785432** **3071 LAZY A STREET** Residential Detached
Board: V Coquitlam Ranch Park V3C 3N8 **\$1,799,000** (LP) (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1965**
Frontage(feet): **95.00** Bathrooms: **3** Age: **58**
Frontage(metres): **28.96** Full Baths: **3** Zoning: **RS-1**
Depth / Size: **111** Half Baths: **0** Gross Taxes: **\$4,659.92**
Lot Area (sq.ft.): **10,545.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.24** P.I.D.: **010-478-141** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **No : GOLDEN EARS**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Split Entry** Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Carpport; Multiple, Open, RV Parking Avail.**
Exterior: **Mixed, Stucco** Driveway Finish: **Asphalt**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus: **5 BLOCKS**
Renovations: Property Disc.: **Yes** Land Lease Expiry Year:
of Fireplaces: R.I. Fireplaces: **1** Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Mixed, Wall/Wall/Mixed**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Legal: **LOT 36, PLAN NWP19285, DISTRICT LOT 374, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Finished Floor (Main):	1,673	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'4 x 13'11	Bsmt	Laundry	5'0 x 4'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'1 x 8'0			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	13'9 x 11'7			x	Main 4
Finished Floor (Basement):	1,068	Main	Family Room	29'3 x 13'3			x	Below 3
Finished Floor (Total):	2,741 sq. ft.	Main	Primary Bedroom	13'4 x 11'7			x	
Unfinished Floor:	0	Main	Bedroom	10'8 x 8'7			x	
Grand Total:	2,741 sq. ft.	Main	Bedroom	10'8 x 8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	16'11 x 16'0			x	
Suite: Unauthorized Suite		Bsmt	Laundry	8'10 x 5'9			x	
Basement: Fully Finished, Separate Entry		Bsmt	Kitchen	21'10 x 11'1			x	
		Bsmt	Living Room	13'6 x 11'1			x	
		Bsmt	Bedroom	12'8 x 8'2			x	
		Bsmt	Bedroom	9'2 x 8'5			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **2** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:

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

3071 LAZY A STREET, COQUITLAM



UPPER LEVEL



GROSS INTERNAL AREA
LOWER LEVEL: 1068 sq. ft, UPPER LEVEL: 1673 sq. ft
TOTAL: 2741 sq. ft

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

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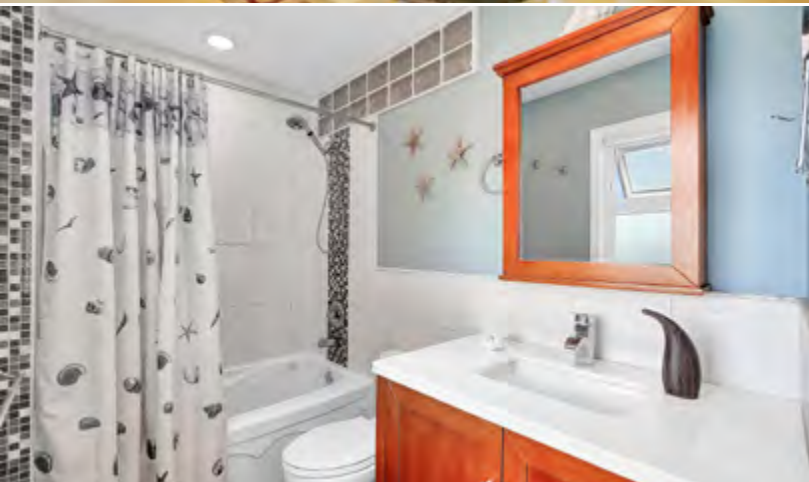
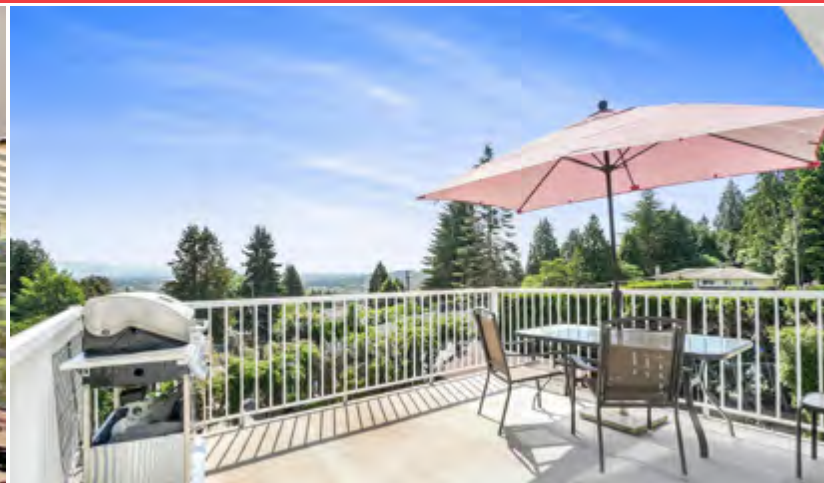
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