



Presented by:

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**Sold**  
**R2568435**

Board: V  
Townhouse

## 1417 COLLINS ROAD

Coquitlam  
Burke Mountain  
V3E 0A7

Residential Attached

**\$960,000 (LP)**

**\$1,013,000 (SP) M**



List Date: <b>4/19/2021</b>	Frontage (feet):	Original Price: <b>\$960,000</b>
Days on Market: <b>8</b>	Frontage (metres):	Approx. Year Built: <b>2009</b>
Sold Date: <b>4/27/2021</b>	Bedrooms: <b>4</b>	Age: <b>12</b>
Meas. Type: <b>Feet</b>	Bathrooms: <b>3</b>	Zoning: <b>RTM-1</b>
Depth / Size (ft.):	Maint. Fee: <b>\$366.76</b>	Gross Taxes: <b>\$3,535.18</b>
Lot Area (sq.ft.): <b>0.00</b>	Council Apprv?:	For Tax Year: <b>2020</b>
Flood Plain:	Exposure:	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-861-309</b>
Mgmt. Co's Name:		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: Greenbelt</b>		
Complex / Subdiv: <b>Belmont West</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, End Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage; Single**  
 Locker:  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **STRATA LOT 9, PLAN BCS3382, SECTION 13, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 14'2			x			x
Main	Dining Room	15'2 x 9'6			x			x
Main	Family Room	17'7 x 9'9			x			x
Main	Eating Area	9'9 x 7'7			x			x
Above	Master Bedroom	12'9 x 11'8			x			x
Above	Walk-In Closet	6'3 x 5'10			x			x
Above	Bedroom	9'5 x 8'			x			x
Above	Bedroom	9'2 x 9'			x			x
Above	Bedroom	11'4 x 9'2			x			x

Finished Floor (Main): <b>895</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>0</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>852</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,747 sq. ft.</b>	# or % of Rentals Allowed: <b>3</b>			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total: <b>1,747 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**This is the home you want! End unit, duplex style townhome! Unparalleled privacy looking into a greenbelt and right across from Burke Mountain Pioneer Park! Belmont West is a quality build by Polygon. 1747 square feet with 4 bedrooms and 3 bathrooms. The entertainment sized living room with fireplace opens into a generous dining room. Chef kitchen with large granite island, stainless steel appliances, ample cabinets, eating area and family room. Easy access from the kitchen to a large patio perfect for barbecues, family gatherings and gardening. One car garage and lots of convenient street parking. Fantastic neighbourhood close to schools, transit and shopping.**