



Presented by:

Esther Wong

Sutton Group-West Coast Realty

Phone: 604-710-0364

http://www.estherwong.ca

esther@estherwong.ca



WestCoast Realty
You've found a home

Sold
R2380693

Board: V
House/Single Family

423 MONTGOMERY STREET

Coquitlam
Central Coquitlam
V3K 5G5

Residential Detached

\$1,148,800 (LP)

\$1,145,800 (SP)



List Date: **6/17/2019** Frontage: **0.00** Original Price: **\$1,148,800**
Days on Market: **2** Bedrooms: **4** Approx. Year Built: **1966**
Sold Date: **6/19/2019** Bathrooms: **3** Age: **53**
Meas. Type: **Feet** Full Baths: **2** Zoning: **RS**
Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$4,476.85**
Lot Area (sq.ft.): **7,520.00** Rear Yard Exp: **E** For Tax Year: **2018**
Flood Plain: **No** Tax Inc. Utilities?: **No**
Council Apprv?: P.I.D.: **010-486-879**
If new, GST/HST inc?: Tour: **Virtual Tour URL**
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Completely**
of Fireplaces: **1**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 13 DISTRICT LOT 111 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 19420**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 13'3	Below	Laundry	15'9 x 8'4			x
Main	Dining Room	10'1 x 10'0	Below	Kitchen	12'1 x 9'1			x
Main	Kitchen	8'11 x 8'7	Below	Living Room	11'10 x 8'6			x
Main	Eating Area	10'3 x 7'3	Below	Bedroom	10'5 x 9'6			x
Main	Master Bedroom	14'1 x 11'2			x			x
Main	Walk-In Closet	5'4 x 4'2			x			x
Main	Bedroom	11'8 x 9'0			x			x
Main	Bedroom	12'5 x 10'2			x			x
Below	Recreation	12'13 x 9'3			x			
Below	Foyer	11'10 x 8'6			x			

Finished Floor (Main):	1,217	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,203	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,420 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,420 sq. ft.	Basement: Full	6				
		Bed not in Basement: 4	7				
			8				

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

Welcome home! Located in desirable Central Coquitlam on a 7520sqft level lot with a beautifully landscaped fully fenced private yard; you won't be disappointed! This 4bed, 3 bath, 2420sqft home has been renovated throughout and shows well. Looking for RV parking, we got you covered with a massive driveway & single car garage. Features: open living & dining rooms, updated kitchen w/granite counters & SS apps, crown molding, refinished wood floors, 3 excellent sized rooms including master w/2pc ensuite & walk-in closet & updated 4pc main bath. Enjoy year round outdoor living on the fully covered patio. Below: spacious rec room, laundry area w/plenty of storage & 4th bed, 4pc bath & separate entry. Upgrades: 6 year roof, newer furnace, vinyl windows & more. Act Now! Open Jun 22 from 1 to 3.