



Presented by:  
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**Sold**  
**R2470088**  
 Board: V  
 House/Single Family

**456 RIVERVIEW CRESCENT**  
 Coquitlam  
 Coquitlam East  
 V3C 4X9

Residential Detached  
**\$1,160,000 (LP)**  
**\$1,150,000 (SP) M**



Sold Date: **7/5/2020** Frontage (feet): **60.00** Original Price: **\$1,160,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1985**  
 Depth / Size: **0** Bathrooms: **3** Age: **35**  
 Lot Area (sq.ft.): **7,217.00** Full Baths: **2** Zoning: **RS1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,553.00**  
 Rear Yard Exp: **Northwest** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **000-510-611**  
 Tour: **Virtual Tour URL**

View: **Yes: Greenbelt**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Tile - Concrete**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double, Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 30, PLAN NWP65386, DISTRICT LOT 305, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 17'	Above	Walk-In Closet	9'11 x 4'11			x
Main	Dining Room	13'4 x 11'5			x			x
Main	Kitchen	13'4 x 13'2			x			x
Main	Family Room	15'5 x 13'5			x			x
Main	Bedroom	11'5 x 11'5			x			x
Main	Foyer	7'11 x 5'1			x			x
Above	Master Bedroom	17' x 12'10			x			x
Above	Bedroom	10'3 x 9'11			x			x
Above	Bedroom	13'6 x 11'10			x			x
Above	Bedroom	12'10 x 11'10			x			x

Finished Floor (Main):	<b>1,426</b>	# of Rooms:	<b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,209</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>57</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>5</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,692 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5				Grg Dr Ht:
Grand Total:	<b>2,692 sq. ft.</b>	Basement:	<b>None</b>	6				
				7				
				8				

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

**Elegant home at River Heights! Efficient layout! Entertainment sized living room with a bay window! Chef's kitchen with warm toned cabinets, two sink prep areas, stainless steel appliances, stove & wall over, beautiful granite counters & a raised breakfast bar. Eating area opens up to the covered patio fully fenced tiered yard space, with easy access tot he barbecue or for kids to play. The family room with fireplace opens up to a 21 x 8 deck. Graceful spiral stairs leads to a mastyer bdrm haven with an ensuite, walk in closet, balcony and 3 more spacious bdrms. Updates include engineered hardwood floors, resurfaced balcony with glass railings, stair railing, powder room cabinets, hot water tank (2019), windows, kitchen, paint, high efficiency heater & fence. Move in ready!**