

Presented by:  
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 Email: james@jamesgarbutt.com

Coquitlam, Ranch Park		<b>MLS# V829750</b>		Residential Detached																																																																																																				
<b>2751 DEWDNEY TRUNK RD, V3C 2H8</b>				<b>Active</b>																																																																																																				
1 / 10		List Price: <b>\$749,900</b>  Complex/Subdiv: Frontage: <b>0.00 ft</b> Bedrooms: <b>7</b> PID: <b>026-917-122</b> Depth/Size: Bathrooms: <b>4</b> Type: <b>House/Single Family</b> Lot Area SqFt: <b>6289.00</b> Full Baths: <b>3</b> Approx Yr Blt: <b>2010</b> Rear Yard Exp: Half Baths: <b>1</b> Age at List Date: <b>0</b> Meas Type: <b>Feet</b> If New GST Incl: Taxes: <b>\$2,368 (2009)</b> Flood Plain: Zoning: <b>RS18</b> View: <b>Y - MOUNTAINS &amp; POND</b> Serv. Connected: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>																																																																																																						
Style of Home: <b>2 Storey w/Bsmt.</b> Construction: <b>Frame - Wood</b> Foundation: <b>Concrete Perimeter</b> Exterior: <b>Vinyl, Wood</b> Rainscreen: Type of Roof: <b>Asphalt</b> Renovations: Flooring: <b>Mixed</b> Water Supply: <b>City/Municipal</b> Heat/Fuel: <b>Electric, Forced Air, Natural Gas</b> No. of Fireplaces: <b>1</b> R/I Fireplaces: Fireplace Fuel: <b>Gas - Natural</b> Outdoor Area: <b>Balcony(s)</b> Pad Rental: Fixtures Leas: <b>N</b> Fixt Removed:		Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: Parking Facilities: <b>Garage; Double</b> R/I Plumbing: Dist to Public Trans: Possession: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Mortgage Info: <b>\$0</b> Property Disclosure: <b>N - UNDER CONSTRUCTION</b> Out Buildings:																																																																																																						
Legal: <b>PL BCP27441 LT 1 DL 373 LD 36 GROUP 1.</b> Amenities: Site Influences: <b>Central Location, Private Setting, Recreation Nearby, Shopping Nearby</b> Features Incl: <b>Garage Door Opener</b>																																																																																																								
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<b>Floor Area (SqFt):</b> Main Floor Area SqFt: <b>1,358</b> Finished Floor Up SqFt: <b>1,308</b> Finished Floor Down: <b>0</b> Finished Floor Bsmt SqFt: <b>1,064</b> Total Finished Floor SqFt: <b>3,730</b>  Unfinished Floor: <b>0</b> Grand Total Floor Area: <b>3,730</b>		Total # Rooms: <b>15</b> # Kitchens: <b>2</b> Finished Levels: <b>3</b> Crawl/Bsmt Height: Basement Area: <b>Fully Finished</b>  Suite: <b>Legal Suite</b>																																																																																																						
Listing Broker(s): <b>Sutton Grp-West Coast Realty</b>																																																																																																								
<b>Outstanding Value! Cade Crossing, a collection of contemporary styled homes. Best value in Coquitlam! Luxurious finishings throughout. Features include: open floorplan on the Main, gas fireplace, large contemporary styled kitchen, media room (down), 4 bedrooms up with HUGE Master Bedroom featuring His &amp; her walk-in closet, flex bdrm on the main, 2 bdrm legal bsmt suite, and 2-5-10 warranty. Great mortgage helper, rent for approx \$1200/mnth. Built green &amp; Power Smart. Central location close to Coquitlam Ctre, Westcoast Express &amp; major transportation routes. Located on Dewdney Trunk Rd, 2 blks west of Mariner Way. BUY BEFORE HST (JULY 1ST) &amp; SAVE OVER \$26,000!! Expected to Complete in June 2010. Open House every Sat &amp; Sun 2-4pm.</b>																																																																																																								