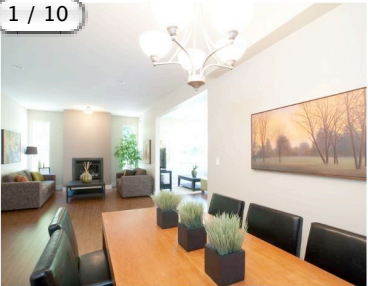


Presented by:  
**James Garbutt**  
 Sutton Grp-West Coast Realty  
 Phone: 604-315-3300  
 Email: james@jamesgarbutt.com

Coquitlam, Ranch Park Residential Detached  
**1102 CAWTHRA CT, V3C 0A9** **MLS# V844854**  
**Active**

1 / 10



List Price: **\$719,900**

Complex/Subdiv: **Cade Crossing**

Frontage:	Bedrooms:	6	PID:	<b>026-917-157</b>
Depth/Size:	Bathrooms:	4	Type:	<b>House/Single Family</b>
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	<b>2010</b>
Rear Yard Exp:	Half Baths:	1	Age at List Date:	<b>0</b>
Meas Type:	If New GST/HST Incl:		Taxes:	<b>\$2,876 (2010)</b>
Flood Plain:	Zoning:	<b>RS18</b>		

View: **Y - Mountains**  
 Serv. Connected: **Electricity, Sanitary Sewer, Water**

Style of Home:	<b>2 Storey w/Bsmt.</b>	Total Parking:	<b>4</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Add. Parking Avail.</b>		
Exterior:	<b>Vinyl, Wood</b>	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Renovation Year:		Possession:	
Type of Roof:	<b>Asphalt</b>	Title to Land:	<b>Freehold NonStrata</b>	Seller's Interest:	<b>Registered Owner</b>
Renovations:		Mortgage Info:	<b>\$0</b>	Property Disclosure:	<b>N - New Construction</b>
Flooring:	<b>Hardwood, Tile, Wall/Wall/Mixed</b>	Out Buildings:			
Water Supply:	<b>City/Municipal</b>				
Heat/Fuel:	<b>Baseboard, Forced Air, Natural Gas</b>				
No. of Fireplaces:	<b>1</b>				
Fireplace Fuel:	<b>Gas - Natural</b>				
Outdoor Area:	<b>Patio(s)</b>				
Pad Rental:					
Fixtures Leas:	<b>N</b>				
Fixt Removed:					

Legal: **PL BCP27441 LT 4 DL 373 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Treed**

Features Incl: **Security - RI, Vacuum Blt. In, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'7 X 12'1	Above	Walk-In Closet	10' X 5'			X
Main F.	Kitchen	13' X 12'	Above	Walk-In Closet	10' X 5'			X
Main F.	Family Room	12'2 X 10'	Bsmt	Media Room	20' X 20'			X
Main F.	Dining	12'6 X 9'	Bsmt	Kitchen	9'6 X 11'			X
Main F.	Den	9' X 6'	Bsmt	Dining	7'10 X 8'4			X
Main F.	Nook	8' X 10'	Bsmt	Living Room	13' X 10'			X
Above	Master Bedroom	18'4 X 15'	Bsmt	Bedroom	10' X 11'4			X
Above	Bedroom	12' X 10'	Bsmt	Bedroom	11' X 9'6			X
Above	Bedroom	13' X 10'						X
Above	Bedroom	11'8 X 12'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>	
Main Floor Area SqFt:	<b>1,063</b>	1	<b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Up SqFt:	<b>1,308</b>	2	<b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Down:	<b>0</b>	3	<b>4 Piece; Ensuite: N; Level: Bsmt</b>
Finished Floor Bsmt SqFt:	<b>1,411</b>	4	<b>2 Piece; Ensuite: N; Level: Main F.</b>
Total Finished Floor SqFt:	<b>3,782</b>	5	
		6	
Unfinished Floor:	<b>0</b>	7	
Grand Total Floor Area:	<b>3,782</b>	8	

Total # Rooms: **18**  
 # Kitchens: **2**  
 Finished Levels: **3**  
 Crawl/Bsmt Height:  
 Basement Area: **Fully Finished**  
 Suite: **Legal Suite**

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

**GREAT PRICE! OUTSTANDING VALUE!!** Cade Crossing, a collection of contemporary styled homes. **LOWEST PRICE PER SQ.FT. FOR NEW HOMES IN COQUITLAM!** Luxurious finishings throughout. Features include: open floorplan on the Main, gas fireplace, large contemporary styled kitchen, media room, 4 bedrooms up with Huge Master Bedroom featuring His& Her walk-in-closets, 2-5-10 Warranty. **FINISHED BASEMENT WITH 2 BEDROOM LEGAL SUITE**, Great mortgage helper, rent for a approx \$1200/month. Built Green & Power Smart. Central location close to Coquitlam Centre, Westcoast Express & Major transportation routes. To locate on Google Maps or GPS systems enter address: 2751 Dewdney Trunk (MLS# V844681). **OPEN HOUSE EVERY SUNDAY 2:00 - 4:00PM**