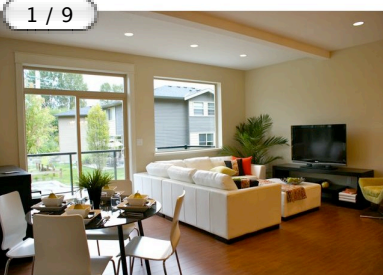


Presented by:
James Garbutt
 Sutton Grp-West Coast Realty
 Phone: 604-315-3300
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Coquitlam, Ranch Park **MLS# V844681** Residential Detached **Active**
2751 DEWDNEY TRUNK RD, V3C 2H8



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

Complex/Subdiv: **Cade Crossing**

Frontage:	Bedrooms:	7	PID:	026-917-122
Depth/Size:	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	2010
Rear Yard Exp:	Half Baths:	1	Age at List Date:	0
Meas Type:	If New GST/HST Incl:		Taxes:	\$2,191 (2010)
Flood Plain:	Zoning:	RS18		
View:	Y - Mountains & Pond			
Serv. Connected:	Electricity, Sanitary Sewer, Water			

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

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

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 18'8	Above	Walk-In Closet	5' X 8'6			X
Main F.	Kitchen	12'6 X 14'	Bsmt	Living Room	21' X 12'6			X
Main F.	Family Room	17'4 X 11'10	Bsmt	Kitchen	8' X 12'6			X
Main F.	Dining	12' X 14'	Bsmt	Bedroom	10'9 X 9'6			X
Main F.	Bedroom	7'8 X 13'8	Bsmt	Bedroom	10' X 9'			X
Above	Master Bedroom	18' X 13'			X			X
Above	Bedroom	12'6 X 12'			X			X
Above	Bedroom	11'8 X 12'			X			X
Above	Bedroom	13'8 X 11'9			X			X
Above	Walk-In Closet	5' X 9'			X			X

Floor Area (SqFt):

Main Floor Area SqFt:	1,358	Total # Rooms:	15
Finished Floor Up SqFt:	1,308	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,064	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,730	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	3,730		

Bathrooms:

1	4 Piece; Ensuite: Y; Level: Above
2	4 Piece; Ensuite: N; Level: Above
3	4 Piece; Ensuite: N; Level: Bsmt
4	2 Piece; Ensuite: N; Level: Main F.
5	
6	
7	
8	

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. **OPEN HOUSE EVERY SUNDAY 2:00 - 4:00PM**