



Presented by:
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Active
R2164632
 Board: V
 House/Single Family

1901 FOSTER AVENUE
 Coquitlam
 Central Coquitlam
 V3J 2N5

Residential Detached
\$1,199,000 (LP)
 (SP) **M**



Sold Date: Frontage (feet): **68.50** Original Price: **\$1,199,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**
 Depth / Size: **144.5** Bathrooms: **1** Age: **44**
 Lot Area (sq.ft.): **9,898.00** Full Baths: **1** Zoning: **RES**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,744.17**
 Rear Yard Exp: **East** For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-683-174**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Hardi Plank, Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: **1** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL NWP39835 LT 181 DL 363 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 9'8"			x			x
Main	Dining Room	11'4' x 9'8"			x			x
Main	Living Room	19' x 13'5"			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	10'9' x 9'			x			x
Main	Bedroom	10'9' x 9'			x			x
Main	Laundry	7'7' x 7'2"			x			x
					x			
					x			

Finished Floor (Main):	1,450	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1								Barn:
Finished Floor (Below):	0	# of Levels:	1	2								Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3								Pool:
Finished Floor (Total):	1,450 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5								Door Height:
Grand Total:	1,450 sq. ft.	Basement:	None	6								
				7								
				8								

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

Build your dream home here! This superior building lot on the corner of Foster and Linton is a nearly 10,000 square foot corner lot and is rectangular in shape, 68.50 feet wide by 144.5 square feet deep. There is a solid 4 bedroom rancher on the property, but the value is mainly in the land. This is a very family oriented friendly neighbourhood within walking distance of several excellent schools, Mundy and Como lake parks, Poirier recreation centre, library, Spani outdoor pool, and is close to shopping and other amenities. Centrally located in Coquitlam with transit connections to Evergreen, Expo, and Millenium line skytrains as well as the Westcoast express. This location is also close to Coquitlam and Lougheed malls with easy access to the highways.