



Sigrid Wilcox  
ROYAL LEPAGE WEST / PERSONAL REAL ESTATE CORP



3353 PASSAGLIA PLACE, COQUITLAM, BC

# EXECUTIVE STYLE CUSTOM BUILT HOME

**\$1,599,900+ GST**

Passaglia Developments Presents another Spectacular, Property with an Executive style Custom Built home in the Burke Mountain area of Coquitlam. Featuring 3,926 SF on 3 Levels and sitting on a Level 4,306 SF South Facing Lot. Functional Floorplan with spacious Den on the main, Formal Dining Room with Beautiful Coffered Ceilings and an Amazing Great Room. Chefs will Enjoy the Gourmet Kitchen with Quartz Counters, Huge Island, lots of Custom Maple Cabinetry and a Wok Kitchen too. Upstairs boasts 4 large Bedrooms - Master suite & Gorgeous Spa-like Ensuite fit for a king & queen! Enjoy the Air Conditioning, High-End Finishing including Custom Millwork, Hardwood Floors, Radiant In-Floor Heat, Hot Water on Demand, Built-in Vacuum System, Legal 1 Bedroom Basement Suite and an awesome yard. Property located in a Culdesac with a no-through road and is surrounded by Exceptional Homes. Transit, Schools & Parks nearby. Close to Shopping and all Amenities. Purchase Price is plus GST! Call Sigrid today!



# DETAILS

|                   |                                        |
|-------------------|----------------------------------------|
| TYPE:             | DETACHED                               |
| STYLE:            | 2 STORY WITH BASEMENT                  |
| AGE:              | NEW BUILD                              |
| LIVING SPACE:     | 3,926 SF                               |
| LOT SIZE:         | 4,306 SF                               |
| ANNUAL TAXES:     | \$5,715.58                             |
| BEDROOM:          | 5                                      |
| BATHROOMS:        | FIVE - 1-5 PCE   3 - 4 PCE   1 - 2 PCE |
| KITCHEN:          | 3                                      |
| APPLIANCES:       | \$15,000 CREDIT                        |
| FIREPLACES:       | 1 - ELECTRIC                           |
| HEATING:          | IN-FLOOR RADIANT   HOT WATER ON DEMAND |
| AIR CONDITIONING: | YES                                    |
| ROOF:             | ASPHALT                                |
| PARKING:          | FOUR - 2 ENCLOSED GARAGE   2 DRIVEWAY  |
| WARRANTY:         | 2   5   10 HOME WARRANTY               |
| EXPOSURE:         | SOUTH TO THE FRONT   NORTH TO THE BACK |
| SPECIAL FEATURES: | CUL DE SAC   LARGE FRONT DECK          |
| BASEMENT:         | LEGAL - 1 BEDROOM SUITE                |
| PRICE PLUS GST    |                                        |





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**BUY WITH CONFIDENCE, SELL WITH SUCCESS!**

**WILCOXREALESTATE.COM**

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