



Presented by:  
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**Active**  
**R2786319**  
Board: V  
1/2 Duplex

**1874A COLEMAN AVENUE**

Coquitlam  
Cape Horn  
V3K 1B4

Residential Attached  
**\$1,199,900** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,199,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1986</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>37</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,279.36</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>003-839-141</b>	For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv:	View:	Tour:
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Open**  
Dist. to Public Transit: **3** Dist. to School Bus: **6**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **STRATA LOT 2, PLAN NWS2392, DISTRICT LOT 62, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

Site Influences: **Lane Access, Private Setting, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Pantry, Security System**

Finished Floor (Main):	<b>1,001</b>
Finished Floor (Above):	<b>712</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>189</b>
Finished Floor (Total):	<b>1,902 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,902 sq. ft.</b>

Units in Development: **2**  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$0.00**  
Maint Fee Includes:

Tot Units in Strata: **2** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #:  
Council/Park Apprv?: **No**

Suite: **None**  
Basement: **Crawl, Partly Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **11**

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'6 x 3'5	Above	Primary Bedroom	15'1 x 11'6	1	Main	2	No
Main	Living Room	15'10 x 11'6	Above	Bedroom	10'4 x 10'1	2	Above	3	Yes
Main	Dining Room	8'9 x 7'11	Above	Bedroom	10'3 x 10'1	3	Above	4	No
Main	Pantry	5'7 x 3'11				4			
Main	Kitchen	10'1 x 8'10				5			
Main	Flex Room	11'7 x 6'7				6			
Below	Media Room	20'6 x 11'7				7			
Bsmt	Laundry	14'4 x 10'2				8			

Listing Broker(s): **Macdonald Realty**

**Welcome to this 3 bed, 2.5 bath 1/2 duplex nestled in the Cape Horn neighborhood of Coquitlam. This home offers a spacious two-level layout, with all three bedrooms located on one floor. Step outside and discover your own private oasis—a vast, fenced yard with a patio, perfect for outdoor gatherings, BBQ's, and relaxing in the sun. The garden adds a touch of serenity, while ample parking space for cars, an RV, and even a boat ensures your vehicles are comfortably accommodated. Ideal for families, this property boasts a generously-sized recreation or games room, providing a dedicated space for entertaining. The large patio off the kitchen is perfect for enjoying meals, creating a seamless connection between indoor and outdoor living. Schools : Cape Horn, Montgomery, Centennial**