



Presented by:

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Active
R2862460

Board: V
House/Single Family

959 DANSEY AVENUE

Coquitlam
Central Coquitlam
V3K 3G8

Residential Detached

\$2,200,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$2,200,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1980
Frontage(feet): 66.00	Bathrooms: 3	Age: 44
Frontage(metres): 20.12	Full Baths: 3	Zoning: RT-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,234.97
Lot Area (sq.ft.): 7,986.00	Rear Yard Exp: East	For Tax Year: 2022
Lot Area (acres): 0.18	P.I.D.: 001-064-908	Tax Inc. Utilities?: No
Flood Plain: No	View: Yes: Fraser River	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **2** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 13, BLOCK 6, PLAN NWP14679, DISTRICT LOT 108, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,791	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,294	Main	Foyer	11'6 x 8'6	Above	Flex Room	14'4 x 11'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'5 x 13'11			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	12'1 x 10'6			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	11'11 x 10'8			x	Above 4
		Main	Eating Area	9'6 x 7'1			x	
Finished Floor (Total):	3,085 sq. ft.	Main	Family Room	15'11 x 11'2			x	
Unfinished Floor:	202	Main	Recreation Room	11'2 x 9'7			x	
Grand Total:	3,287 sq. ft.	Main	Bedroom	12'1 x 11'6			x	
		Main	Laundry	9'5 x 7'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	20'3 x 12'0			x	
		Above	Bedroom	15'10 x 9'9			x	
		Above	Bedroom	13'11 x 10'0			x	
		Above	Bedroom	11'11 x 11'6			x	

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

Development opportunity in central Coquitlam! Well-maintained home, on a large fenced view lot with back lane access, RT-1 Zone allows for Duplex, Triplex, Fourplex or combine the neighbouring lot for a higher density development. Please consult with the City of Coquitlam for further details. Existing home is consisting of 5 bedrooms with large living spaces. The home is very livable and a great long term holding property. Double Garage with lane access. The property is situated close to great schools, parks, recreation and only minutes away to shopping, and public transportation.