



Presented by: Sean P Stevens PREC*

Sean Stevens and Associates
Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R2927185
Board: V
House/Single Family

217 LEBLEU STREET

Coquitlam
Maillardville
V3K 4L7

Residential Detached

\$1,200,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,200,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1933
Frontage(feet): 40.00	Bathrooms: 2	Age: 91
Frontage(metres): 12.19	Full Baths: 2	Zoning: RT-1
Depth / Size: 149.38	Half Baths: 0	Gross Taxes: \$3,897.19
Lot Area (sq.ft.): 5,976.00	Rear Yard Exp: South	For Tax Year: 2022
Lot Area (acres): 0.14	P.I.D.: 011-077-506	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1	Dist. to School Bus: 3	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Rain Screen: No	Fixtures Leased: No :	
Fuel/Heating: Forced Air	Metered Water:	Fixtures Rmvd: :	
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:	Floor Finish: Mixed	
Type of Roof: Asphalt			

Legal: **LOT 8, PLAN NWP4371, DISTRICT LOT 45, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby**

Features:

Finished Floor (Main):	1,379	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8'11 x 7'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'8 x 9'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'3 x 6'11			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	16'5 x 10'0			x	
Finished Floor (Total):	1,379sq. ft.	Main	Primary Bedroom	15'0 x 13'6			x	
Unfinished Floor:	0	Main	Bedroom	13'6 x 7'5			x	
Grand Total:	1,379sq. ft.	Main	Bedroom	14'4 x 9'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8'11 x 8'3			x	
		Main	Mud Room	11'1 x 6'1			x	
							x	
							x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Property is zoned RT-1 Infill Residential and the land use designation is Neighbourhood Attached Residential (NAR) per the Southwest Coquitlam Area Plan and the Maillardville Neighbourhood Plan.