



Presented by:  
**Sean P Stevens PREC\***  
 Sean Stevens and Associates  
 Macdonald Realty  
 Phone: 604-782-0821  
<http://www.seanstevens.ca>  
[contact@seanstevens.ca](mailto:contact@seanstevens.ca)



**Active**  
**R3025725**  
 Board: V  
 House/Single Family

## 959 DANSEY AVENUE

Coquitlam  
 Central Coquitlam  
 V3K 3G8

Residential Detached

**\$1,888,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>Yes</b>	Original Price: <b>\$1,888,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1980</b>
Frontage(feet): <b>66.00</b>	Bathrooms: <b>0</b>	Age: <b>45</b>
Frontage(metres): <b>20.12</b>	Full Baths: <b>0</b>	Zoning: <b>RT-1</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,107.28</b>
Lot Area (sq.ft.): <b>7,986.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>001-064-908</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>Yes: Fraser River</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

Reno. Year:  
 Rain Screen: **No**  
 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: **Concrete, Hardwood, Tile**

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

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

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	
Finished Floor (Below):	0	Main	Dining Room	12'1 x 10'6			x	
Finished Floor (Basement):	0	Main	Kitchen	11'11 x 10'8			x	
Finished Floor (Total):	3,085 sq. ft.	Main	Eating Area	9'6 x 7'1			x	
Unfinished Floor:	202	Main	Family Room	15'11 x 11'2			x	
Grand Total:	3,287 sq. ft.	Main	Recreation Room	11'2 x 9'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'1 x 11'6			x	
Suite: <b>None</b>		Main	Laundry	9'5 x 7'0			x	
Basement: <b>Crawl</b>		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	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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.**