



Presented by:
Jin Zhang PREC*
 Homeland Realty
 Phone: 604-728-9168
 https://www.jin-zhang.com
 jin@jin-zhang.com



Active
R2570464
 Board: V
 House/Single Family

1294 JORDAN STREET
 Coquitlam
 Canyon Springs
 V3B 6M7

Residential Detached
\$1,260,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,260,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
 Depth / Size: Bathrooms: **3** Age: **35**
 Lot Area (sq.ft.): **4,394.00** Full Baths: **2** Zoning: **RES**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,281.20**
 Rear Yard Exp: **West** Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **000-805-742**
 Tour: **Virtual Tour URL**

View: **Yes: Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 23, PLAN NWP68324, SECTION 11, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	9' x 9'			x			x
Main	Family Room	18' x 11'			x			x
Main	Laundry	9' x 5'			x			x
Above	Master Bedroom	15' x 11'			x			x
Above	Bedroom	18' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Above	Bedroom	14' x 8'			x			x
Above	Walk-In Closet	8' x 5'			x			x

Finished Floor (Main):	962	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	1,003	# of Kitchens: 1	1	Main	2	No	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	
Finished Floor (Basement):	0	Suite:	3	Above	4	No	
Finished Floor (Total):	1,965 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor:	0	Beds in Basement: 0	5				
Grand Total:	1,965 sq. ft.	Basement: None	6				
		Bed not in Basement: 4	7				

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

Great location! Absolutely stunning home located in desirable Canyon Springs neighbourhood! offers many unique features, the main level has a beautiful and welcoming living room, dining room, kitchen and family room, the dining room with French sliding door to the balcony and full-fenced view of the beautiful private backyard, while the large wooden balcony is the perfect place for you and your family to relax, children and pets play safely, suitable for friends gathering, Party barbecue, family dinner, enjoy food. Upstairs has 4 specious bedrooms and two full bathrooms, just right for the needs of small and medium-sized families. Minutes away from Walton Elementary, Pinetree Secondary, Coquitlam shopping centre, Aquatic Centre, and Skytrain station, Lafarge Lake, Douglas College, etc.