



Presented by:
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Active
R2594650
 Board: V
 House/Single Family

1301 FRANKLIN STREET
 Coquitlam
 Canyon Springs
 V3B 6N6

Residential Detached
\$1,150,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,150,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1986
Depth / Size:	Bathrooms:	3	Age: 35
Lot Area (sq.ft.): 4,040.00	Full Baths:	2	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,634.79
Rear Yard Exp: East			For Tax Year: 2021
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 001-800-167
			Tour: Virtual Tour URL

View: **No :**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: **2 blks** Dist. to School Bus: **1 blk**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 68, PLAN NWP69689, SECTION 11, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 12'7			x			x
Main	Kitchen	11'7 x 10'5			x			x
Main	Family Room	13'11 x 12'			x			x
Main	Dining Room	11' x 9'11			x			x
Main	Recreation	20' x 12'			x			x
Above	Master Bedroom	15'3 x 11'11			x			x
Above	Bedroom	11'10 x 8'11			x			x
Above	Bedroom	11'8 x 9'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,155	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	745	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	1,900 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	1,900 sq. ft.	Basement: Crawl	6				
		Beds not in Basement: 3	7				
			8				

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

Great location! 3 bed/3 bath home with bonus recreation room located in desirable Canyon Springs neighbourhood! offers many unique features, the main level has a beautiful and welcoming living room, dining room, family room, kitchen with granite countertops, dining room with French sliding door to the balcony and full-fenced view of the 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 3 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, Skytrain station, Lafarge Lake.