



Presented by:
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Active **1341 NAPIER PLACE** Residential Detached
R2557060 Coquitlam **\$1,388,000 (LP)**
 Board: V Scott Creek (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,388,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**
 Depth / Size: Bathrooms: **4** Age: **33**
 Lot Area (sq.ft.): **6,410.00** Full Baths: **3** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,027.23**
 Rear Yard Exp: **South** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-250-120**
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

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

Legal: **LOT 59, PLAN NWP75468, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 12'	Below	Bedroom	16' x 9'			x
Main	Kitchen	15' x 12'	Below	Bedroom	14' x 11'			x
Main	Laundry	10' x 8'	Below	Living Room	16' x 11'5			x
Main	Den	12' x 10'	Below	Kitchen	16' x 11'5			x
Main	Family Room	20' x 12'	Below	Walk-In Closet	6'9 x 5'10			x
Main	Eating Area	9' x 9'	Below	Dining Room	15'10 x 9'4			x
Above	Master Bedroom	19' x 17'						x
Above	Bedroom	16' x 10'						x
Above	Bedroom	11' x 10'						x
Above	Walk-In Closet	11' x 8'						x

Finished Floor (Main):	1,539	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	954	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,465	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,958 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,958 sq. ft.	Beds not in Basement: 5	6				
		Basement: Fully Finished	7				
			8				

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

PANORAMIC outstanding wrap-around VIEWS! Fantastic LOCATION! Gorgeous 5bed/4bath corner lot property at a quiet street in SCOTT CREEK! 180-degree view from all 3 levels with DECK off main and 2-level PATIO in backyard, living room with VAULTED ceiling, main floor office with SKYLIGHT and French doors. Lots of updates including engineered HARDWOOD and custom tile kitchen back splash, granite counter tops. A huge grand master with walk-in closet, views of Mount Baker. The deck off dining room that steps down into a beautiful fully-fenced private backyard "safe for your pets and little ones". Walk-out Fully FINISHED 2 Bedrooms suite with separate entry in the basement. Great home to raise a family and work from home! Close to Coquitlam Centre, Skytrain, Lafarge Lake, Douglas College + more!