

Active
R2669933

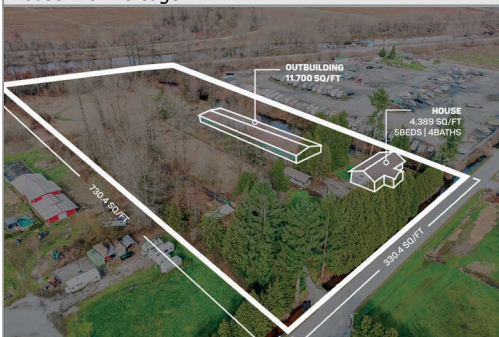
 Board: V, Detached
 House with Acreage

3775 LINCOLN AVENUE

 Coquitlam
 Burke Mountain
 V3E 3H8

\$3,450,000 (LP)

(SP)


 Days on Market: **31** List Date: **4/4/2022** Expiry Date: **10/4/2022**
 Previous Price: **\$3,650,000** Original Price: **\$3,650,000** Sold Date:

Meas. Type:	Feet	If new, GST/HST inc?:	Approx. Year Built: 1984
Frontage (feet):	330.40	Bedrooms:	5
Frontage (metres):	100.71	Bathrooms:	4
Depth / Size:	730.4	Full Baths:	4
Lot Area (sq.ft.):	0.00	Half Baths:	0
Lot Area (acres):	5.49	Rear Yard Exp:	North
Flood Plain:	Yes	P.I.D.:	012-635-430
View:	Yes : Mountain	Tour:	Virtual Tour URL

 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

 Sewer Type: **Septic** Water Supply: **City/Municipal**

 Style of Home: **Basement Entry**
 Construction: **Frame - Metal**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**

 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage, Double, Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

 Legal: **LOT 50, PLAN NWP2320, SECTION 8, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

 Amenities: **Barn**

 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	2,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	13'7x31'10	Below	Bedroom	11'2 x 15'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'3x20'2	Below	Kitchen	13'7 x 8'10	Below 3
Finished Floor (Below):	1,827	Main	Dining Room	16'x11'10	Below	Living Room	13'7 x 6'6	Main 4
Finished Floor (Basement):	0	Main	Eating Area	7'8x13'10				
Finished Floor (Total):	4,389 sq. ft.	Main	Kitchen	13'9x8'6				
Unfinished Floor:	0	Main	Bedroom	16'10x11'7				Below 3
Grand Total:	4,389 sq. ft.	Main	Bedroom	14'6x9'7				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14'7x11'4				
		Main	Master Bedroom	17'5x11'4				
		Below	Foyer	14'6x11'3				Main 4
		Below	Laundry	20'7x8'11				
		Below	Flex Room	23'5x11'				
		Below	Recreation Room	23'7x15'2				

 Suite: **Other**
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **16**

 Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

 List Broker 3:
nav@farmsinbc.com

 List Broker 2:
 List Desig Agt 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **Iлона Kiss /Virgilijus Macijuskas (Deceased)**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.**

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

 Occupancy: **Owner**

 Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must**
 Remarks: **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.**
5.49 ACRE HOUSE & ACREAGE. 4,389 SQ/FT House with 5 bedrooms and 4 bathroom. There is a large 11,700 SQ/FT Barn with a heated workshop and upgraded power, 200 SQ/FT Power Shed and a 750 SQ/FT Picnic Shelter. Next door to Pitt River Boat Club, Close to all amenities and entertainment, easy access to Highway #7.