



**RAMIREZ** REAL ESTATE

# FABULOUS UPDATED HOME IN COQUITLAM

2684 ROGATE AVENUE | COQUITLAM | V3K 6W4



**4 BEDROOMS**

**3 BATHROOMS**

**2,429 SQ. FT.**

**CENTRAL LOCATION**

## DESCRIPTION

Fabulous updated home with 4 bedrooms (plus DEN), 3 bathrooms and in-law suite (w/ separate access in the basement). Updates include an open concept kitchen with s/s appliances, quartz counter tops & pantry with barn doors. The main floor boasts solid hardwood floors, 3 generous bedrooms, with walk-in closet in master and newer bathrooms. Other features include newer windows, high efficiency furnace w/ heat pump (A/C). Outside you will find an expansive view from the back deck, irrigation system, spacious & flat backyard perfect for kids & pets, plus RV parking for your toys & attached workshop (garage). This home is a commuters dream with easy access to Lougheed Hwy, Port Mann Bridge & Hwy 1. Located close to schools, parks, etc.

## SPECIFICATIONS

STYLE OF HOME:	BASEMENT ENTRY
YEAR BUILT:	1974
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SHOPPING NEARBY



**KW ELITE REALTY**  
KELLER WILLIAMS

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**Active** **2684 ROGATE AVENUE** Residential Detached  
**R2561514** Coquitlam **\$1,249,900** (LP)  
 Board: V Coquitlam East (SP)   
 House/Single Family V3K 5S4



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,249,900**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**  
 Depth / Size: Bathrooms: **3** Age: **47**  
 Lot Area (sq.ft.): **8,568.00** Full Baths: **3** Zoning: **RES**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,092.77**  
 Rear Yard Exp: For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-579-918**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double, RV Parking Avail.**  
 Exterior: **Stone, Wood** Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year: Property Disc.: **Yes**  
 Renovations: R.I. Plumbing: PAD Rental:  
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :  
 Fireplace Fuel: **Natural Gas, Wood** Metered Water: Fixtures Rmvd: **No** :  
 Water Supply: **City/Municipal** Floor Finish: **Hardwood, Laminate, Tile**  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Legal: **LOT 381, PLAN NWP44624, DISTRICT LOT 113, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'3 x 9'9	Bsmt	Den	9'3 x 6'6			x
Main	Living Room	18'6 x 13'0	Bsmt	Laundry	'3 x 4'3			x
Main	Dining Room	12'2 x 8'8	Bsmt	Foyer	14'2 x 5'11			x
Main	Family Room	17'3 x 11'7	Bsmt	Workshop	10'11 x 7'9			x
Main	Master Bedroom	14'7 x 11'5			x			x
Main	Bedroom	11'3 x 9'3			x			x
Main	Bedroom	11'3 x 10'6			x			x
Bsmt	Kitchen	9'8 x 8'11			x			x
Bsmt	Living Room	13'7 x 11'5			x			x
Bsmt	Bedroom	12'2 x 10'2			x			x

Finished Floor (Main):	<b>1,469</b>	# of Rooms:	<b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>960</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,429 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>1</b>	5				Grg Dr Ht:
Grand Total:	<b>2,429 sq. ft.</b>	Basement:	<b>Full</b>	6				
				7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

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