

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**1277 HOLLYBROOK STREET, Coquitlam, BC, V3B 7M9, Canada**

**MLS®# R2763815**



<b>Property Value</b>	\$2,339,900
<b>Type</b>	House/Single Family
<b>Basement</b>	Fully Finished
<b>Parking</b>	4 cars
<b>Year Built</b>	2011
<b>Taxes</b>	5,744.10
<b>Living Area</b>	3,809 sq.ft.
<b>Lot Size Area</b>	7,600
<b>Bedrooms</b>	5
<b>Bathrooms</b>	4 full & 2 half

### Description

Expertly crafted with upscale finishes, this custom-built residence is situated on a secluded lot. The heated and covered deck overlooks a serene greenbelt, offering a private retreat. The grand foyer has a two-story porcelain feature wall, complemented by amenities such as a heat pump, heated floors in key areas like the kitchen, foyer, halls, bathrooms, and master bedroom. Additional features include hot water on demand, kitchen with a heated island, stainless steel commercial-grade appliances, a gas range, and a second built-in oven. There are two wet bars equipped with beer and wine fridges, and the entire space is enhanced with speakers, extensive pot lighting, and granite countertops. The flooring is a blend of hardwood, porcelain, and tile, with a limestone staircase leading upstairs and a slate staircase descending below. The family room impresses with two-story ceilings, a porcelain 4 x 8 slab feature wall with built-in shelves, and a stamped concrete front deck. In-ground sprinklers add to the property's allure. The home also includes a legal suite, with the potential for a second studio suite.





