

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

**Phone:**  
**Mobile:** 604-716-0005  
**Fax:** 604-281-3343  
**Email:** naz@behroyan.ca

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

**2583 Mariner Way, Coquitlam, BC, V3J 7P5, Canada**

**MLS®# R2516022**



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<b>Property Value</b>	\$1,238,000
<b>Type</b>	House
<b>Basement</b>	Fully Finished
<b>Parking</b>	4 cars
<b>Year Built</b>	1981
<b>Taxes</b>	3,976.23
<b>Living Area</b>	3,039 sq.ft.
<b>Lot Frontage</b>	55.77 ft
<b>Lot Depth</b>	131.23 ft
<b>Lot Size Area</b>	7,736 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	3 full

**Description**

Updated family home featuring 6 bedrooms and den with a 2 bedroom rental suite! This 3,039sqft home includes a renovated kitchen with open layout to large family room, dining room, large living and a large deck off kitchen- great for entertaining! Master bedroom features a walk-in closet and ensuite. Lots of natural light, updates include new flooring throughout, paint, updated kitchen and updated bathrooms. Above ground 2 bedroom suite- great mortgage helper! Double garage with storage and lane access. Lovely landscaped 7,336 sqft lot easy to maintain. Ideal location only 2 minutes to Evergreen Line and best schools in the area including Dr. Charles Best Secondary. Amazing sports fields, trails, Mundy Park, shopping and restaurants just steps away. Move-in Ready!



