

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

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

**63 3400 DEVONSHIRE AVENUE, Coquitlam, BC, V3E 0L1, Ca**

**MLS®# R2608484**



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<b>Property Value</b>	\$1,099,000
<b>Type</b>	Townhouse
<b>Style</b>	2 Storey w/Bsmt.
<b>Basement</b>	Fully Finished
<b>Year Built</b>	2015
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half

### Description

Duplex style 4bed3.5bath Polygon townhome on Burke Mountain. Welcomed by the private front yard and open concept main floor that boasts 9ft ceilings, spacious living/dining, gourmet kitchen w/ light colour scheme, stone countertops & S/S appliances, cozy adjoining family room and expansive south-facing balcony to enjoy summer BBQ and courtyard view. Master bedroom features large walk-in closet and spa-inspired 5pcs ensuite. Other 2 bedrooms up are both of good size. Fully finished bsmt contains a large bedroom w/4pc full bath and laundry room. Attached side-by-side double garage plus ample street parkings. Wonderful location in a quiet neighbourhood. Walkable to parks and trails. Smiling Creek school catchment. Perfect for downsizers or growing families! OH: Aug 14 Sat 1-3pm Aug 15 Sun 2-4pm





