

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

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

**1693 Sheridan Ave, Coquitlam, BC, V3K 1X2, Canada**

**MLS®# R2412637**



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<b>Property Value</b>	\$915,000
<b>Type</b>	House
<b>Parking</b>	5+ cars
<b>Taxes</b>	\$4464.81 (2019)
<b>Living Area</b>	1,211 sq.ft.
<b>Lot Size Area</b>	7,920 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full
<b>School District</b>	North Vancouver

### Description

Completely renovated inside and out! Home went through extensive renovations in 2014. Exterior has been fully rain screened and finished with hardy Board. Other upgrades include - Cedar soffits with soffit lighting, double painted vinyl windows, drain tile completely redone, French doors onto patio, retaining walls, S/S appliances, gas stove, kitchen with custom butcher block island & new lighting, laminate floors throughout, designer ensuite with extra large shower. Large 537sqft detached garage with 237sqft workshop. Great family starter home in excellent location.



