


Presented by:
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Coquitlam, VCQSC (Scott Creek) Residential Detached
1330 TALBOT CT MLS # V694994 Active



List Price: \$709,800

Previous Price:	\$709,800	Complex/Subdiv:	
Original Price:	\$709,800	Postal Code:	V3B 7B4
Frontage:	63.00 ft	Type:	HOUSE
Depth/Size:	127EFF	Approx Yr Blt:	1988
Lot Area SqFt:	7,900	Bedrooms:	3
Rear Yard Exp:		Bathrooms:	4
Meas Type:	Feet	Full Baths:	2
Flood Plain:		Half Baths:	2
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water	Occupancy:	Owner
View:	Yes- MOUNTAIN VIEW, VALLEY VIEW		

Style of Home: 4 Level Split	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail. / Garage:	
Exterior: Mixed / Vinyl		Double
Rainscreen:	Dist to Public Trans:	Dist to School Bus:
Type of Roof: Wood	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood/ Vinyl/Linoleum / Wall/Wall/Mixed		Seller's Interest: Registered Owner /
Water Supply: City/Municipal		Mortgage Info: 0 /
Heat/Fuel: Electric / Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces: 0	Property Disclosure: Y
Fireplace Fuel: Wood		Roughed in Plumb:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		Fixtures Leas: No
Pad Rental:		Fixt Removed: No
Out Buildings:		

Legal: PL 76207 LT 3 LD 36 SEC 15 TWP 39 PID: 009-039-201
 Amenities: Air Cond./Central
 Features Incl:
 Site Influences: Cul-de-Sac / Golf Course Dev. / Private Yard / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'	Bsmt	Office	11' X 7'			X
Main F.	Dining	11' X 9'	Bsmt	Hobby Room	16' X 14'			X
Main F.	Eating Area	8' X 8'	Main F.	Kitchen	11' X 10'			X
Below	Laundry	10' X 5'			X			X
Below	Family Room	24' X 11'			X			X
Below	Den	11' X 9'			X			X
Above	Bedroom	17' X 12'			X			X
Above	Bedroom	13' X 12'			X			X
Above	Bedroom	12' X 11'			X			X
Bsmt	Recreation Room	21' X 13'			X			X

<u>Floor Area (SqF)</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,428	Total # Rooms:	13
Finished Floor Up SqFt:	843	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	4
Finished Floor Bsmt SqFt:	511	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	2,782	Basement Area:	Partly Finished
			5
			6
Unfinished Floor:	224	Suite:	None
Grand Total Floor Area:	3,006		7
			8

Listing Broker(s): RE/MAX Sabre Realty Group

Fantastic 4 level split on large corner lot. Features Valor gas F/P, in spacious LR with mountain/valley views. Separate dining room. Eating area. Oak kitchen, family room features solid oak H/W floors in front foyer, hall, LR & DR & family room, brick wood F/P. and glass sliders patio door leads to your own private " Stanley Park Like" rear yard. A bright home with 3 sky lights plus office, rec room and hobby room (Unfin) in bsmt. A must to see!