



1316 Honeysuckle Lane Offered at \$1,888,000

Welcome to this harmonious and balanced 4 bed, 3 bath sanctuary, carefully designed with the principles of Feng Shui in mind. Discover the beautifully landscaped surroundings, offering serene views and an abundance of energizing natural light. Step into your own backyard oasis complete with a hot tub and fire side seating lounge, nestled on a generous 7,000 sq ft corner lot, and perfectly situated one of Coquitlam's top school catchments. With 2,824 sq ft of pure luxury living this home isn't complete without two fireplaces for those cozy nights, a steam shower in the primary bedroom, and chefs kitchen with gas range, all while conveniently located to all amenities. Get ready to immerse yourself in a world of sheer opulence and embrace the pinnacle of extraordinary living. NOT TO BE MISSED



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active **R2876159** **1316 HONEYSUCKLE LANE** Residential Detached
 Board: V Coquitlam **\$1,888,000** (LP)
 House/Single Family Summitt View V3E 2H9 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,888,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1985**
 Frontage(feet): **63.98** Bathrooms: **3** Age: **39**
 Frontage(metres): **19.50** Full Baths: **3** Zoning: **RS1**
 Depth / Size: **108.27 IRR** Half Baths: **0** Gross Taxes: **\$4,530.02**
 Lot Area (sq.ft.): **7,003.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.16** P.I.D.: **000-573-043** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Mountain View**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **4 Level Split** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Wood** Driveway Finish: **Paving Stone**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Reno. Year: Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas, Wood** Rain Screen: Fixtures Leased: **No** :
 Fuel/Heating: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :
 Outdoor Area: **Patio(s) & Deck(s)** R.I. Plumbing: Floor Finish: **Hardwood, Wall/Wall/Mixed**
 Type of Roof: **Asphalt**

Legal: **LOT 666, PLAN NWP66000, PART NW1/4, SECTION 10, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

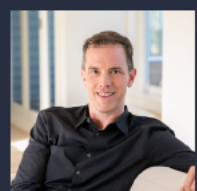
Finished Floor (Main):	693	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	741	Main	Living Room	18'10 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'7 x 10'4			x	Main 3
Finished Floor (Below):	691	Main	Kitchen	13'11 x 11'3			x	Above 3
Finished Floor (Basement):	699	Below	Family Room	22'10 x 15'8			x	Above 4
Finished Floor (Total):	2,824 sq. ft.	Below	Bedroom	12'6 x 9'0			x	
Unfinished Floor:	0	Below	Laundry	9'11 x 7'7			x	
Grand Total:	2,824 sq. ft.	Above	Primary Bedroom	13'6 x 12'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	8'5 x 4'11			x	
Suite:		Above	Bedroom	12'8 x 10'6			x	
Basement: Full		Above	Bedroom	12'8 x 10'0			x	
		Bsmt	Recreation Room	21'8 x 17'4			x	
		Bsmt	Bar Room	8'10 x 6'5			x	
		Bsmt	Utility	6'9 x 6'0			x	

Crawl/Bsmt. Height: # of Levels: **4** Manufact Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **13** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **Bellevue Realty Group** **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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COQUITLAM, BC

Kris Lazaruk PREC*

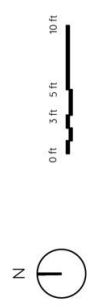
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MAIN	693 SQ.FT.	GARAGE	524 SQ.FT.
UPPER	741 SQ.FT.	PATIO	160 SQ.FT.
LOWER	691 SQ.FT.	TOTAL	684 SQ.FT.
BELOW	699 SQ.FT.		
TOTAL	2,824 SQ.FT.		



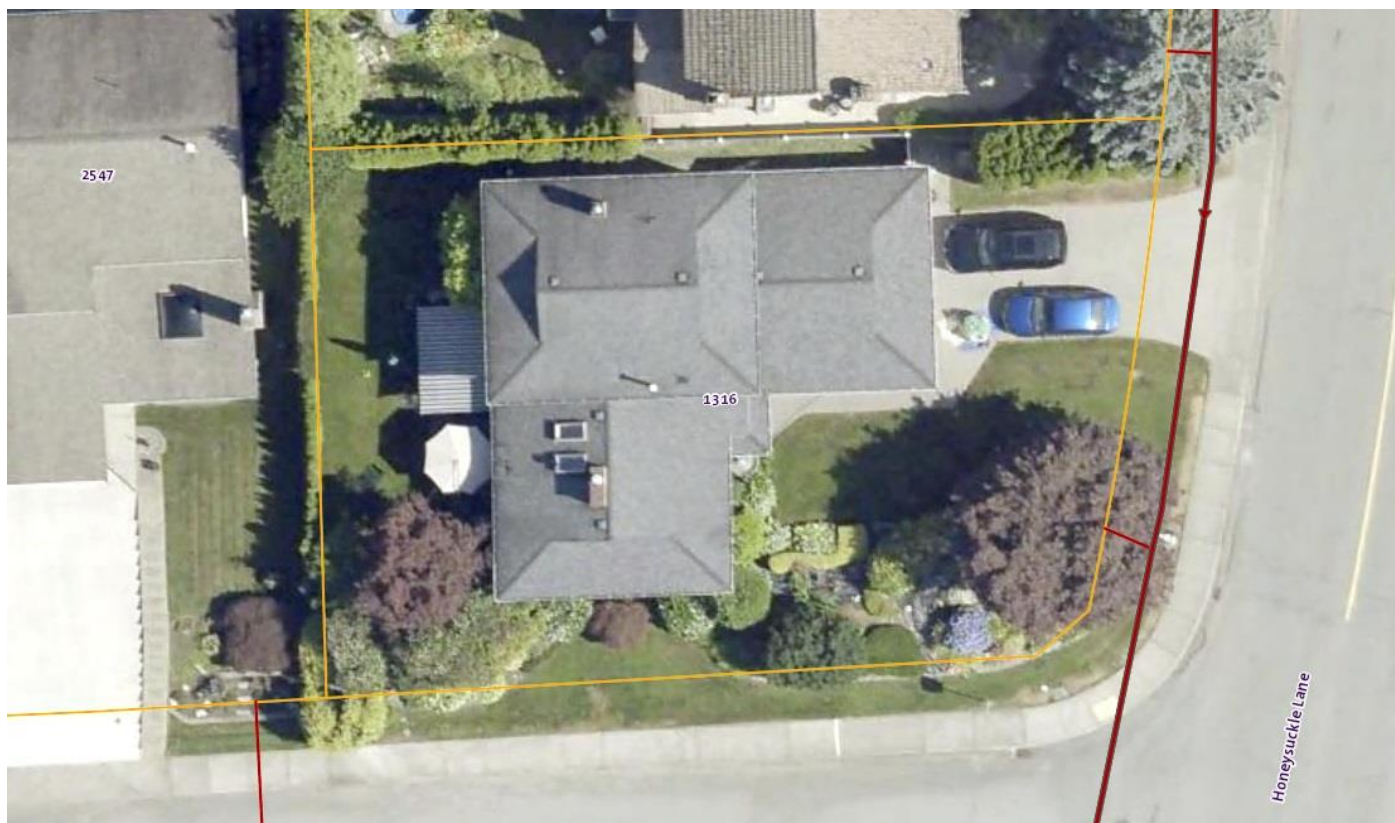
The floor plan and measurements are approximate, typically within 1/2" - 2%. These are intended strictly for advertising purposes. They may encompass unfinished areas and are not intended for architectural or construction applications. There may be variances in the numbers if there were restrictions on property access or if taking precise measurements at the time of measuring isn't feasible. ESO insured.



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