



**1493 EL CAMINO DRIVE**  
Coquitlam, V0V 0V0

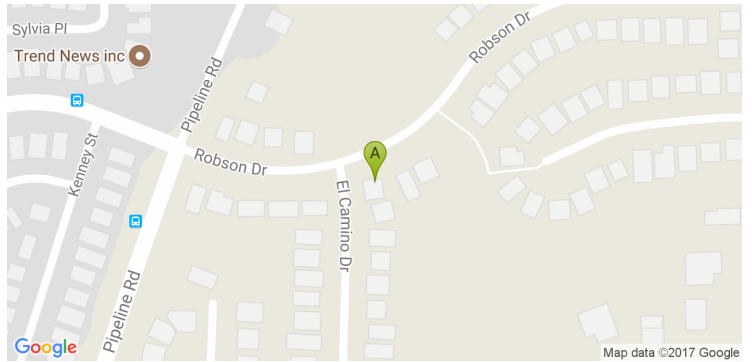


**MLS# R2061698**  
**\$1,799,000**

Listed by RE/MAX LifeStyles Realty

<b>Bedrooms:</b> 5	<b>\$/SqFt:</b> \$523	<b>Lot Size:</b> 5,976 Sq.Ft.
<b>Bathrooms:</b> 4 full, 1 half	<b>Maint. Fees:</b> N/A	<b>Frontage:</b> 0.00
<b>Floor Area:</b> 3,442 sqft	<b>Year Built:</b> 2017	<b>Depth:</b>
<b>Taxes:</b> \$0 / 2016		<b>Basement:</b> Fully Finished, Separat
<b>Type:</b> House/Single Family		

**Features:** ClthWsh/Dryr/Frdg/Stve/DW  
**Amenities:** In Suite Laundry  
**View:** No



CREEKSIDE TERRACE LOT 6 - A collection of Single family homes developed by Florwest Homes; located in popular Hockaday. 2 Storey w/ Bsmt Great room plan; Fully Finished on three levels w/ Modern West Coast Finishing throughout. Quartz, Hardwood & Shaker Style Kitchens; Separate Den; 9' Ceilings w/ Crown on the main floor. 4 Beds up, Bsmt Features a fully finished & self contained Legal Suite. Exterior Finishes include Hardi-plank, Stone & Cedar Trim Facade. Don't hesitate Brand new homes are extremely unique in this neighborhood. Call Today for more details & information package.



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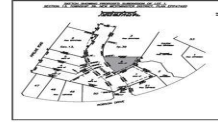
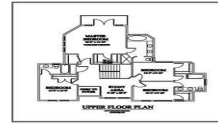
**List Price: \$1,799,000**

Listing Broker: RE/MAX LifeStyles Realty

# 1493 EL CAMINO DRIVE Coquitlam, V0V 0V0



LOT 6 - 1493 EL CAMINO DRIVE, COQUITLAM



**FEATURES:**  
 LOT 6 - 6000 12 50 FT GREENBELT  
 3442 50 FT INCLUDING FINISHED SUITE  
**EXTERIOR FINISHES:**  
 METAL CLING IN REAR  
 CLEAR SMOOTH PANEL GARAGE DOOR  
 VINYL WINDOWS  
**INTERIOR FINISHES:**  
 10 AND 12 PANEL, 2 1/2 APPLIANCES  
 RAINY SHOWER, QUARTZ COUNTERTOPS  
 FINE STAINING AND FLOOR  
**PRICE: \$1,799,000.00 - plus GST\***



*Features, dimensions, sizes, square footage ect are intended as general reference only. In an effort to maintain a high quality product the developer/builder reserve the right to modify or change the plans, specifications and prices without notice E & O. E.*



## FEATURES & FINISHES



**Exteriors:**  
 Easy care stucco/hardi plank, long-board & cedar shingle accents  
 Covered rear patio & decks  
 Fiberglass Laminate roofing with limited lifetime warranty  
 Exposed aggregate/ smooth finish driveways and brushed concrete sidewalks  
 Composite deck slats for outdoor lighting  
 Insulated garage doors with automatic opener  
 Gas line to rear deck or patio (rough in)  
 2 exterior hose locations & GFI plus outlets  
 Landscaped front & back yard  
 Fully finished rear yard - 4 foot chain link or 5 foot cedar fence

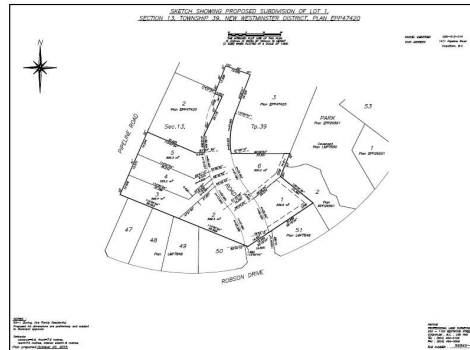
**Kitchens:**  
 Quartz granite counter tops and tile back splash  
 Quartz granite center island with seating bar  
 Maple Cabinets with raised panel shaker/modern style doors and crown molding  
 Stainless steel wall mounted hood fan  
 Under cabinet low voltage track lighting  
 Double door hand-made ice under mount sink with pull out spray faucet  
 Water line plumbed to fridge location  
 Puff-lighter with pendant lighting over island

**Main Bathrooms:**  
 Quartz counter tops  
 Ceramic tile floors  
 Entry bench to floor and shower units in main bath  
 Environmentally friendly reduced flow toilets

**En-suite Bathrooms:**  
 Quartz counter tops  
 Ceramic tile floors  
 Double his & hers sinks  
 Free standing over-sized soaker tub with ceramic tile splash and deck  
 Separate 4 or 6 shower with ceramic tile surround and 10 mil rubber-like glass shower enclosure  
 Separate water closet enclosed toilet

**Interiors:**  
 Modern, open custom designed floor plans 2x6 Exterior wood framing with R20 wall and R42 ceiling insulation  
 9 foot ceilings on Main & Lower Floors  
 Insulated for storm & central vacuum  
 RIGI and Cat 5E communication wiring to central structured network enclosure provides easy networking throughout the home  
 Energy Star Low E, double pane vinyl windows  
 High Efficiency Furnace (95% rated)  
 Heating ducts upgraded to accommodate Air Conditioning Heat Pump  
 Large 60 gallon hot water tank  
 Central fire sprinkler system  
 Hardwood CDS and smoke detectors  
 5 inch Engineered exotic hardwood flooring throughout main living areas  
 Nylon Frieze carpet with acoustic guard  
 8 ft high density carpet with underlay  
 Hard wood ceilings with drop acoustics  
 Napoleon "clean face" direct vent gas fireplace  
 Built in flat screen TV location  
 5 inch crown moldings through main living area  
 2 inch baseboard through entire home  
 Laundry room comes with cabinets and stainless steel sink  
 All doors and windows custom cased  
 Lower interior door handles

**Warranty & the Builder:**  
 25x10 year warranty insured by Pacific Warranty Company of Canada  
 FlorWest Homes Ltd. is an HPO registered builder



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## Mortgage Details

Listing Price

**\$1,799,000**

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Rate	Downpayment	Mortgage	CMHC/GE Fee (2)	Total Mortgage	25Am Monthly P&I (3)	30Am Monthly P&I (4)	VRM Monthly Am (6)
5%	\$89,950	\$1,709,050	\$46,999	\$1,756,049	\$5,853	\$4,894	\$4,889
10%	\$179,900	\$1,619,100	\$32,382	\$1,651,482	\$5,505	\$4,603	\$4,598
15%	\$269,850	\$1,529,150	\$26,760	\$1,555,910	\$5,186	\$4,336	\$4,332
20%	\$359,800	\$1,439,200	\$0	\$1,439,200	\$4,797	\$4,011	\$4,007
35%	\$629,650	\$1,169,350	\$0	\$1,169,350	\$3,898	\$3,259	\$3,256

Based on a rate of 4.79% interest rate.

(1) Rates are subject to change at any time without notice. (2) Monthly Payments are based on 25 year amortization of Mortgage principal and interest only. (3) Based on 5 year fixed rate with 25 year Amortization (4) Based on 5 year fixed rate with 30 year Amortization (5) Based on VRM (Variable Rate Mortgage with 30 year Amortization)

**Current Variable mortgage Rate: 2.20%**  
**Current Prime Rate: 2.70%**



**Jessi Johnson / Mortgage Broker**

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