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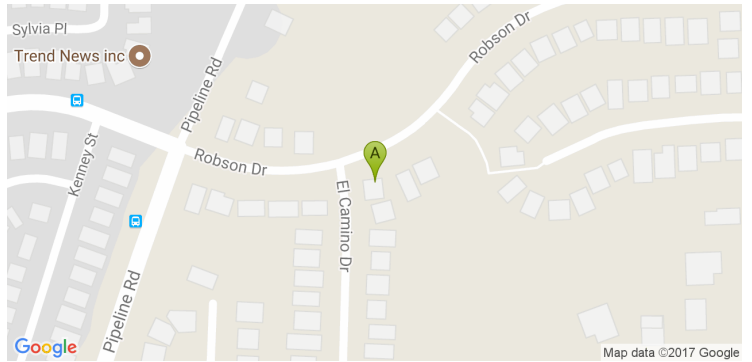
1493 EL CAMINO DRIVE
Coquitlam, V0V 0V0

MLS# R2061698
\$1,799,000

Listed by RE/MAX LifeStyles Realty

Bedrooms: 5	\$/SqFt: \$523	Lot Size: 5,976 Sq.Ft.
Bathrooms: 4 full, 1 half	Maint. Fees: N/A	Frontage: 0.00
Floor Area: 3,442 sqft	Year Built: 2017	Depth:
Taxes: \$0 / 2016		Basement: Fully Finished, Separat
Type: 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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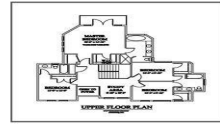
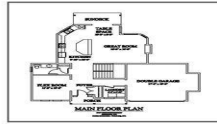
List Price: \$1,799,000

Listing Broker: RE/MAX LifeStyles Realty

1493 EL CAMINO DRIVE Coquitlam, V0V 0V0



LOT 6 - 1493 EL CAMINO DRIVE, COQUITLAM



FEATURES:
 LOT 6 - 6000' x 120' FT GREENBELT
 6 BEDROOM, 5 BATH
 3400+ SQ FT INCLUDING FINISHED SUITE
EXTERIOR FINISHES:
 METAL CLADDING THROUGHOUT
 CLEAR SMOOTH PANEL GARAGE DOOR
 VINYL WINDOWS
INTERIOR FINISHES:
 10' HIGH DENSITY CARPET, 2" AFFRANCES
 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

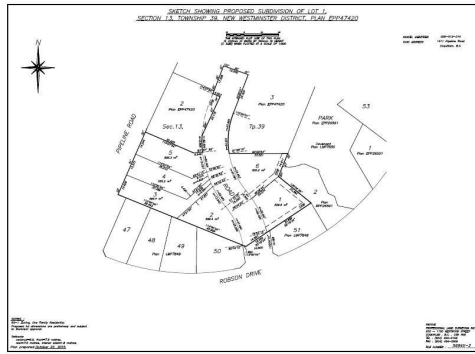
Kitchens:
 Quartz granite counter tops and tile back splash
 Quartz granite center island with seating bar
 Maple Cabinets with raised panel shaker/modern style doors and crown molding
 Children clear over recessed hood top
 Under cabinet low voltage track lighting
 Double door hand-made sink under mount 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 shower in full 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' x 6' shower with ceramic tile surround and 10' roll frameless 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 structural network enclosure provides easy networking through out 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' x 10' 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

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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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Jessi Johnson Mortgage Team

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