



Presented by:  
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**Active** **735 WILMOT STREET** Residential Detached  
**R2304859** Coquitlam **\$2,598,000** (LP)   
 Board: V Central Coquitlam (SP)   
 House/Single Family V3J 6P1



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,598,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2018**  
 Depth / Size: Bathrooms: **8** Age: **0**  
 Lot Area (sq.ft.): **7,920.00** Full Baths: **7** Zoning: **RS-1**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,150.84**  
 Rear Yard Exp: For Tax Year: **2017**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **010-578-358**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: Covered Parking: Parking Access:
Construction: <b>Other</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit: Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>
Rain Screen: Renovations: Reno. Year: R.I. Plumbing: R.I. Fireplaces:	Property Disc.: <b>No</b>
# of Fireplaces: <b>2</b>	PAD Rental:
Fireplace Fuel: <b>Electric, Natural Gas</b>	Fixtures Leased: <b>No</b>
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: <b>No</b>
Fuel/Heating: <b>Radiant</b>	Floor Finish:
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s), Fenced Yard</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **PL NWP19719 LT 2 BLK 3 DL 363 LD 36.**  
 Amenities: **Air Cond./Central, Garden, In Suite Laundry**  
 Site Influences: **Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 14'4	Above	Bedroom	12' x 12'			x
Main	Dining Room	12' x 13'	Above	Bedroom	12' x 12'10			x
Main	Foyer	8' x 19'8	Above	Bedroom	11'6 x 13'			x
Main	Family Room	16' x 18'	Bsmt	Media Room	32' x 12'4			x
Main	Kitchen	15'4 x 15'4	Bsmt	Bedroom	10'8 x 11'			x
Main	Wok Kitchen	10' x 11'4	Bsmt	Bedroom	10'8 x 11'			x
Main	Nook	8' x 19'4	Bsmt	Bedroom	8'8 x 10'5			x
Main	Mud Room	6' x 6'						x
Main	Den	11'4 x 12'2						x
Above	Master Bedroom	15'4 x 18'2						x

Finished Floor (Main): <b>1,910</b>	# of Rooms: <b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,500</b>	# of Kitchens: <b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>1,910</b>	Suite: <b>Legal Suite</b>	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>5,320 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
	Beds in Basement: <b>3</b>	5	Above	3	No	Door Height:
	Basement: <b>Full</b>	6	Bsmt	3	No	
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>	7	Bsmt	3	No	
Grand Total: <b>5,320 sq. ft.</b>	Basement: <b>Full</b>	8	Bsmt	3	No	

Listing Broker(s): **Sutton Group-West Coast Realty**

**A true contemporary, luxury custom built quality home with high end finishing. Built with supreme attention to details. Offering 5320 square feet on three levels. Seven bedrooms, seven bathrooms. Architecturally designed, featuring a beautiful floor plan. Entertainers dream kitchen that goes out to patio. High end kitchen cabinets and appliances plus an oversized wok kitchen you hardly find in other homes. Basement has a Theater room, Bar, guest suite and a two bedroom legal suite. The home also features a covered huge outdoor living area with fire place. Full sound & security system. In-floor radiant heat, HRV air filter, air condition. Steps away from Hill crest Middle School, Mundy Park, Como Lake Village and public transit. elementary and high school, rec centre & library is close by.**