

# 1801 MADORE AVENUE

LIVING AREA: 2,713 SQFT | LOT AREA: 6,993 SQFT  
BEDROOM: 4 | BATHROOM: 3



Welcome to 1801 Madore Avenue in Coquitlam, BC! This 51-year-old home sits on a just under 7,000 sqft lot, offering immense potential with the upcoming Bill 44 legislation effective June 30th, 2024. With the ability to build a 4-plex, this property presents a lucrative opportunity for investors or developers. The existing house boasts 4 bedrooms, 3 bathrooms, and over 2700 sqft of living space. With its close proximity to transit being less than a 1 min walk it's perfect for commuters! Don't miss out on this rare chance to capitalize on prime real estate in a highly desirable location!

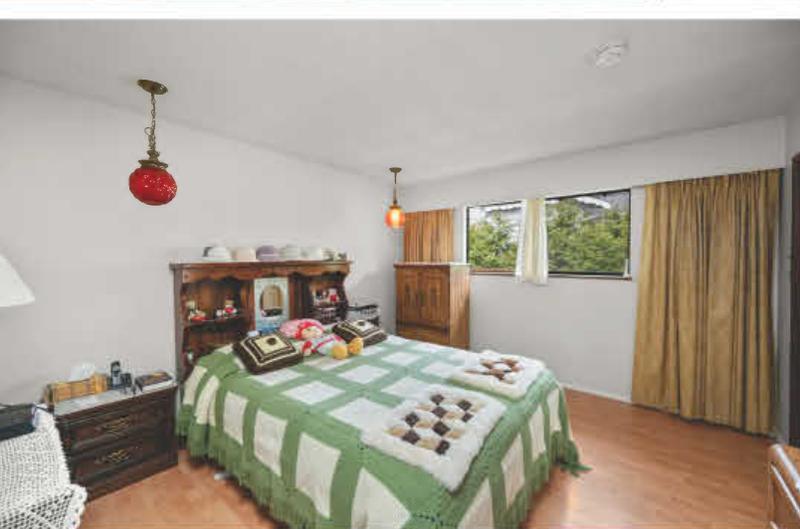


778-751-4447  
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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**DONAVON ASH**  
PERSONAL REAL ESTATE CORPORATION

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



# WALK SCORE

Walk Score  
**61**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

Transit Score  
**44**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**37**

**Somewhat Bikeable**  
Minimal bike infrastructure.

# SCHOOL CATCHMENT

## Rochester Elementary (K - 5)

411 Schoolhouse Street  
Coquitlam, BC V3K 4Y7  
(604) 939-4624

## Maillard Middle School (6 - 8)

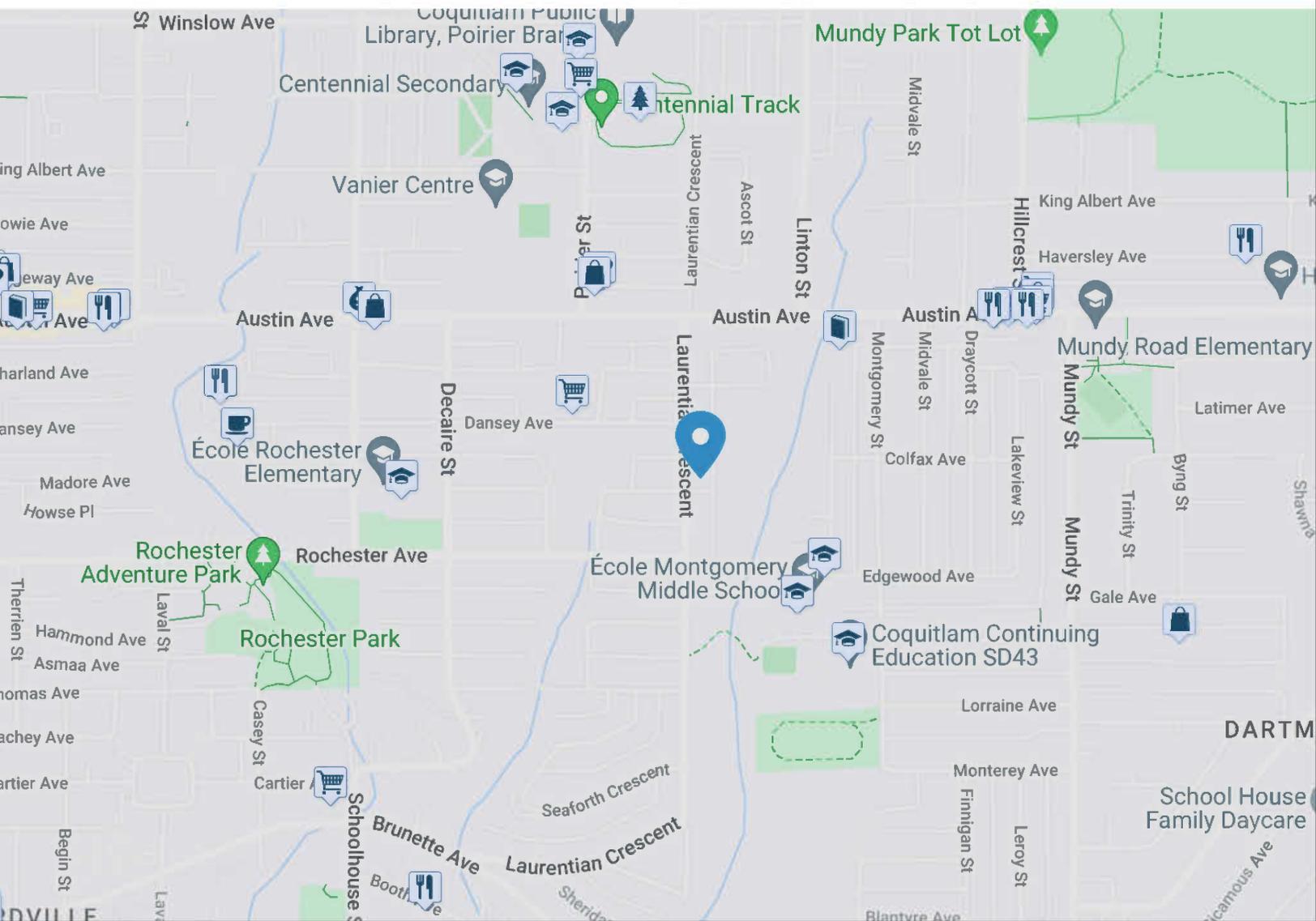
1300 Rochester Avenue  
Coquitlam BC, V3K 2X5  
(604) 931-3574

## Centennial Secondary (9 - 12)

570 Poirier Street  
Coquitlam BC, V3J 6A8  
(604) 936-7205

# COMMUTE to downtown Langley

 14 min  42 min  27 min  60 min





**R2874389**  
 Board: V  
 House/Single Family

**1801 MADORE AVENUE**

Coquitlam  
 Central Coquitlam  
 V3K 5R1

Residential Detached  
**\$1,499,999** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,999**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**  
 Frontage(feet): **111.30** Bathrooms: **3** Age: **51**  
 Frontage(metres): **33.92** Full Baths: **3** Zoning: **RS1**  
 Depth / Size: **63.31** Half Baths: **0** Gross Taxes: **\$4,156.65**  
 Lot Area (sq.ft.): **6,993.00** Rear Yard Exp: **North** For Tax Year: **2023**  
 Lot Area (acres): **0.16** P.I.D.: **006-215-971** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: [Virtual Tour URL](#)

View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**  
 Total Parking: **4** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit: **Steps** Dist. to School Bus: **15-20 min walk**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Lease... **No :**

Style of Home: **2 Storey, Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**  
 Legal: **LOT 152, PLAN NWP41653, DISTRICT LOT 111, NEW WESTMINSTER LAND DISTRICT**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:  
 Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Amenities:

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,627	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,086	Main	Living Room	14'10 x 16'10	Below	Bar Room	6'4 x 5'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'1 x 9'4			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	8'1 x 6'6			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	9'6 x 11'6			x	Below 4
Finished Floor (Total):	2,713 sq. ft.	Main	Primary Bedroom	11'10 x 13'5			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 9'4			x	
Grand Total:	2,713 sq. ft.	Main	Bedroom	10'11 x 8'11			x	
		Main	Den	11'2 x 14'9			x	
		Below	Recreation Room	14'3 x 26'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'9 x 12'9			x	
Suite:None		Below	Flex Room	8'10 x 10'1			x	
Basement:Full		Below	Laundry	7' x 8'8			x	
		Below	Storage	11'2 x 6'11			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MH... PAD Rental:  
 # of Kitchens: **1** # of Rooms: **14** MHR... CSA/BCE: Maint. Fee:

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