

2771 NADINA DR.

EXECUTIVE home in a serene setting with **PANORAMIC VIEWS!** Quality finishings throughout.

6 bedroom, 4 bathroom 4,549 SF renovated home on a 9,197 SF property

An elegantly finished home with attention to detail & loads of extras: marble, granite, drop ceilings, vaulted ceilings, wide baseboards, crown mouldings, wainscoting, feature wall paint & much more. Spacious kitchen & nook overlooking backyard, greenery & city. Lots of cabinetry & counterspace. Eating peninsula with bar stools. Stainless steel appliances & unique 2-sink set up. Rich looking office with leaded French doors, drop ceilings & crown mouldings. Grand Master bedroom with double door entrance. Expansive space with sectioned off seating area & fireplace! Built-in vanity with granite countertops & walk-in closet. Master bathroom has mosaic tile feature inset on the floor, jetted tub, sky lights & 2 separate counters for the sinks & counterspace. Large basement with 2 'wings': one side for use by main house occupants & other side a walk out basement with self-enclosed suite & kitchen. Balcony for entertaining. Quiet retreat patio. At base of a quiet cul de sac next to Riverview Forest Park and views of Mt Baker & Golden Ear Mtn. Close to schools & transit. About 10 min to Coquitlam Centre Mall & Douglas College.



GEORFF JARMAN
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The enclosed information while deemed to be correct, is not guaranteed & should be verified by the Purchaser if deemed important. This communication is not intended to cause or induce breach of an existing agency agreement.

2771 NADINA DR. - The Home



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2771 NADINA DR. DETAILS

EXTERIOR

- ◆ Front faces SW
- ◆ Lovely mix of aggregate, paver tiles, rock, grass & raised planters
- ◆ Stucco and Brick facing
- ◆ Steps leading to a private patio and covered double front doors
- ◆ Modern light fixtures on either side of double car garage

GENERAL

- ◆ Elegantly finished with neutral light coloured paint contrasted with feature walls throughout the home. Attention to detail
- ◆ Open layout, bright with large windows to maximize view of greenery, mountains and city
- ◆ Majority of home has wide 4-1/2" baseboards

FOYER

- ◆ Marble tile entry with high ceilings and crystal chandelier
- ◆ Mirrored bi-fold coat closet

LIVING ROOM

- ◆ Formal carpeted sunken living room with vaulted ceilings
- ◆ Large living room feature palladian arched window with white metal blinds, layered with luxurious drapery
- ◆ Gas fireplace with marble surround and wood mantle
- ◆ Fireplace wall has 2 wall scones and painted in rich mocha

DINING ROOM

- ◆ Pillar separating living room from dining room
- ◆ Carpeted with drop ceiling, crystal chandelier and rich mocha feature wall

- ◆ Window has metal slat blinds, layered with luxurious drapery

KITCHEN

- ◆ Spacious, open concept with tons of prep space, large island and eating peninsula with bar stools
- ◆ Granite counter tops and lots of cabinetry
- ◆ Grand looking 24" x 24" floor tiles
- ◆ Feature wall in mocha, potlights, tiles backsplash
- ◆ Windows with metal slat blinds and view of backyard, greenspace and city!
- ◆ Quality appliances: Stainless Steel Maytag Fridge, Oven and D/W
- ◆ JennAir electric cooktop
- ◆ Stainless Steel Panasonic microwave
- ◆ Garburator and unique 2-sink set up

NOOK

- ◆ Flows from kitchen with octagonal windowed walls with view of backyard, greenspace and city
- ◆ Big, elegant, hanging light fixture
- ◆ Built-in pony-wall height desk with granite countertop and drawers overlooking Family Room

FAMILY ROOM

- ◆ Spacious and bright with windows and sliding doors to balcony.
- ◆ Carpeted, baseboards and crown mouldings
- ◆ Fireplace with marble tiles and wooden mantle
- ◆ Concrete tiled balcony with glass railing. Enough room for dining table and BBQ
- ◆ Overlooks backyard, greenspace and city

POWDER ROOM

- ◆ Dramatic wine coloured paint
- ◆ Marble flooring
- ◆ Granite countertop with Kohler sink
- ◆ Crane toilet
- ◆ Baseboards

OFFICE

- ◆ Leaded French double doors
- ◆ Drop ceiling, crown moulding, wainscoting

LAUNDRY

- ◆ Spacious with laundry sink and cabinets
- ◆ Samsung Washer / Maytag 4000 Series Dryer

GARAGE

- ◆ Double car garage leading to laundry room
- ◆ Built-in Vacuum

UPSTAIRS

MASTER BEDROOM

- ◆ Double door entrance opening to expansive space
- ◆ Seating area with marble tiled fireplace
- ◆ Lots of big, bright windows
- ◆ Built-in vanity with granite countertop & espresso cabinetry
- ◆ Walk-in closet

ENSUITE

- ◆ Large marble tiles with mosaic feature inset
- ◆ 2 skylights & big windows overlooking bkyrd, greenery & city
- ◆ Jetted tub
- ◆ 2 sinks with own counterspace. Granite countertops & espresso cabinets
- ◆ Glass walk-in shower with square rainhead & shower wand
- ◆ Tiled shower with mosaic detailing
- ◆ Kohler dual flush toilet

3 MORE BEDROOMS - UPSTAIRS

- ◆ All carpeted with bifold closets, baseboards & metal slat blinds on windows
- ◆ 1 bedroom has vaulted ceiling and palladian arched window

MAIN BATHROOM

- ◆ Skylight
- ◆ Double Crane sinks with modern faucets
- ◆ Kohler toilet
- ◆ Updated wall and shower tiling

LINEN CLOSET

- ◆ Double bi-fold doors with 4 shelves

WALK-OUT BASEMENT

STORAGE UNDER STAIRS — closet and crawl space

BATHROOM

- ◆ Tub/shower combo
- ◆ Crane sink
- ◆ Bloomberg washer and dryer

BEDROOM

- ◆ Berber carpet, bifold closet, window and baseboards

STEP-DOWN TO SEPARATE SUITE:

- ◆ Big open concept with lots of windows and sliding doors to fenced backyard & covered patio
- ◆ Large living room and nook area
- ◆ Laminate flooring

KITCHEN

- ◆ Tile floor
- ◆ Laminate countertops with white cabinetry
- ◆ S/S appliances: Samsung French Door fridge; Frigidaire oven/stove combo

BEDROOM:

- ◆ Berber carpet, bifold closet, window & baseboards

2771 NADINA DR. - THE AREA

Neighbourhood schools!

*Information from the SD#43 school locator.
Verify if important

Elementary

K - 5 Riverview Park Elem.

Middle

6 - 8 Ecole Montgomery Middle

Secondary

9 - 12 École Dr. Charles Best

Early French Immersion

Elementary

K - 5 École Rochester Elem.

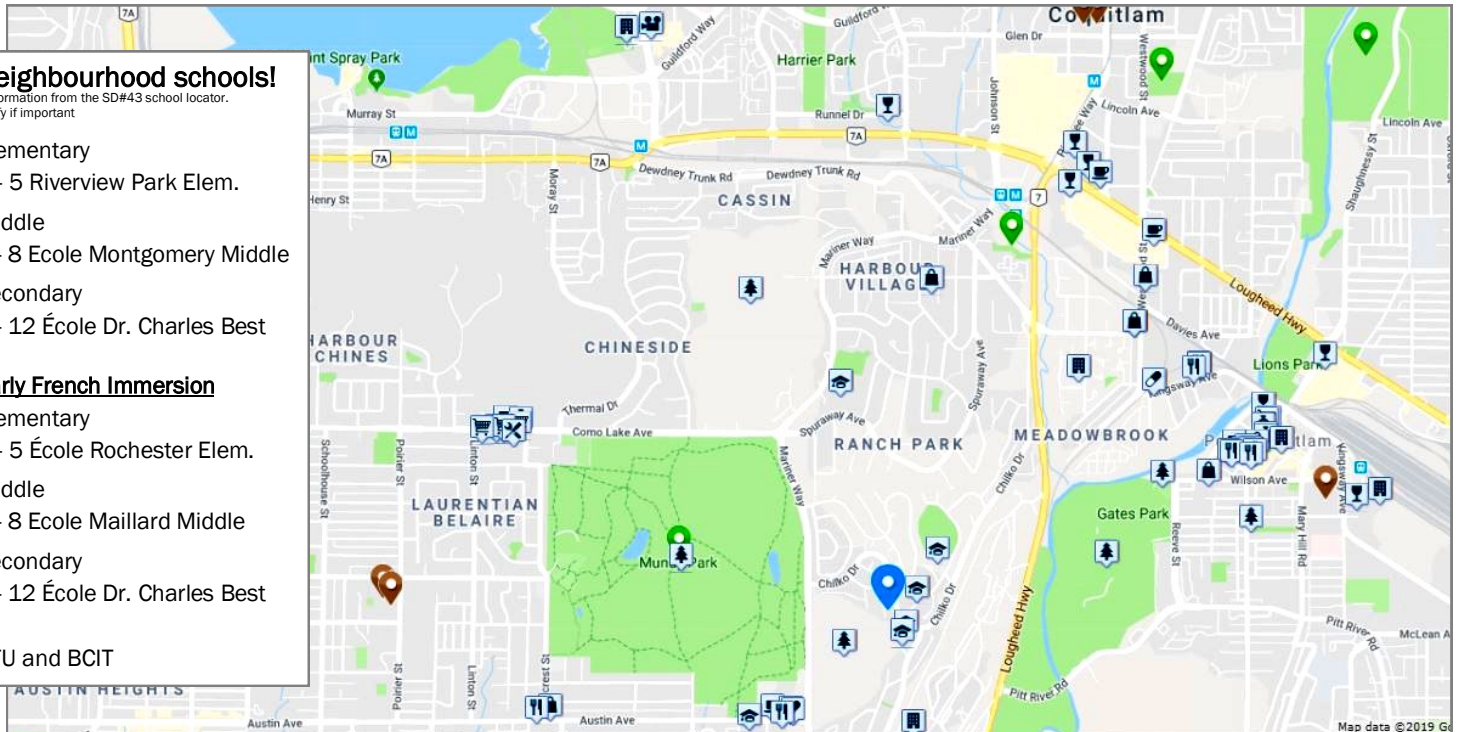
Middle

6 - 8 Ecole Maillard Middle

Secondary

9 - 12 École Dr. Charles Best

SFU and BCIT



What's Nearby

COQUITLAM CENTRE MALL, Port Moody street shopping areas, & Downtown Port Coquitlam, & other major shopping areas

Save On Foods, PoCo fresh mart, Kin's Farm Market, H-Mart Mundy Park Bakery, etc..

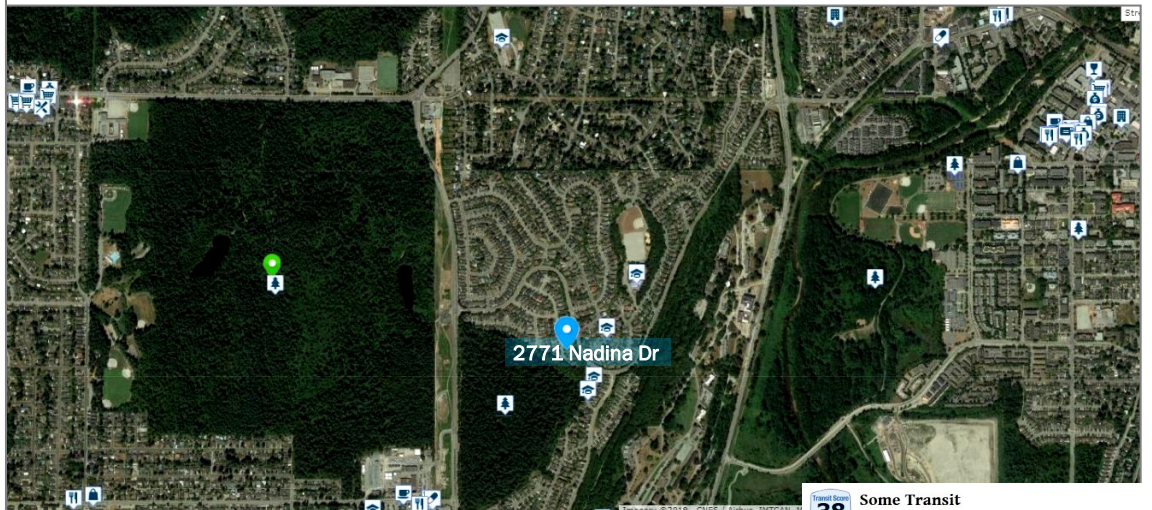
Craft and Cork Kitchen, Rotisserie Design Works, Juju Pocha, Polito's Latin Café, Boston Pizza, Milestones, Earls Kitchen & Bar & more restaurants and cafes!

Starbucks, Daniel Le Chocolat Belge, Waves Coffee House, Kim's Café & others

Samz Neighbourhood Pub, Micky's Irish Public House, Roo's Public House, West Coast Cider, etc.

Cineplex Cinemas, Poirier, Port Coquitlam, Glenayre, Pinetree Community Centres .

Mundy Park, Colony Farm Regional park, Dacre Park, and others



2771 Nadina Drive
Coquitlam, British Columbia, V3C 6A5
Commute to Downtown Port Coquitlam
5 min 30 min 11 min 38 min View Routes

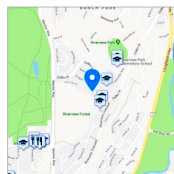
Favorite Map Nearby Apartments

More about 2771 Nadina Drive

Walk Score 25
Most errands require a car.

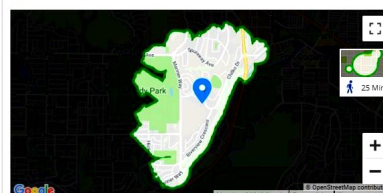
Transit Score 38
A few nearby public transportation options.

Bike Score 34
Somewhat Bikeable



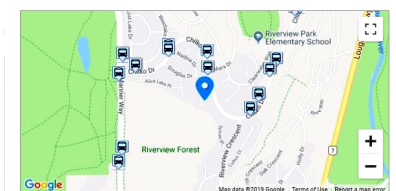
Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 2771 Nadina Drive.



Some Transit

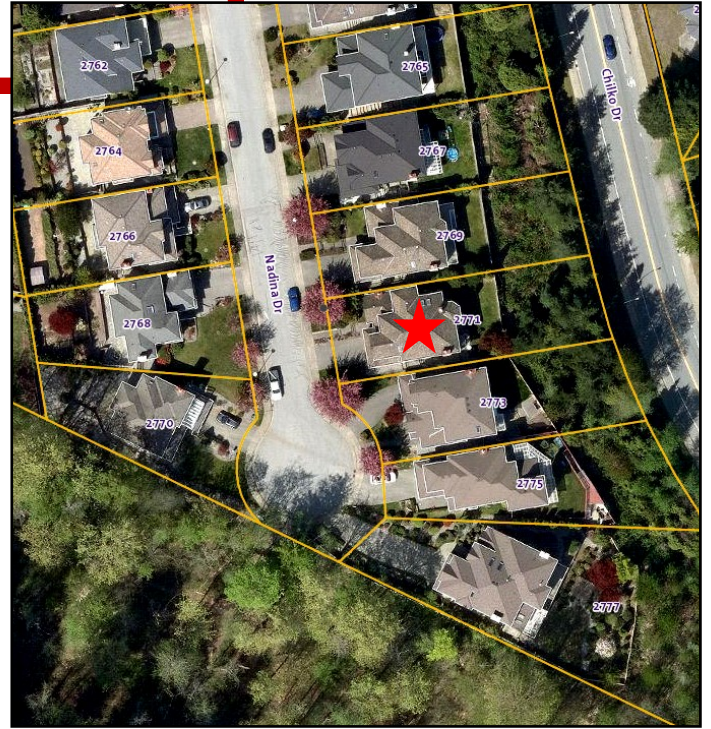
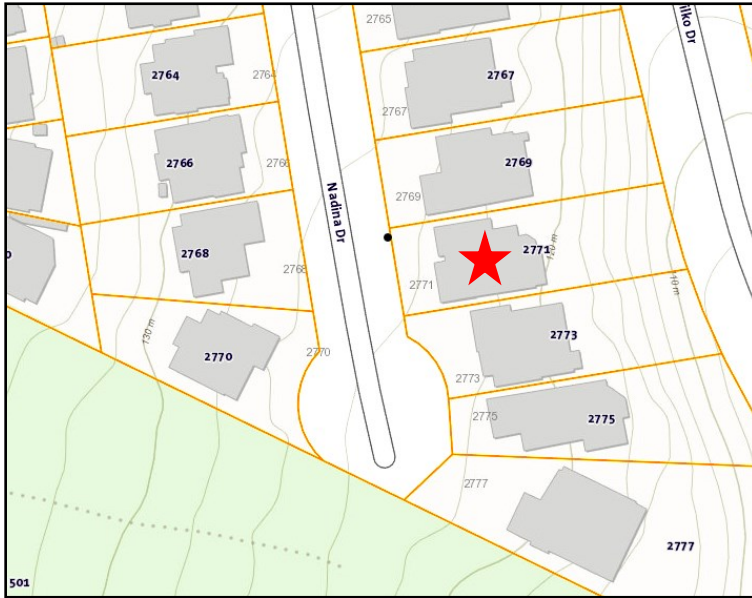
2771 Nadina Drive has some transit which means a few nearby public transportation options.



Rail lines:
WCE West Coast Express 2.3 km Millennium Line 2.4 km

Bus lines:
152 Coquitlam Central Stati... 0.1 km

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LIST OF RENOVATIONS

Purchases and Upgrades completed less than 1 year ago:

- Deck Glass
- Pavers in Front by Driveway and South Side (\$10K)

Purchases and Upgrades completed 2 to 4 years ago:

- Appliances in Downstairs Suite (\$5K)
- Garage Door
- Washer & Dryer

Purchases and Upgrades completed 5–7 years ago:

- New Master Bathroom (all items except tub) (\$30K)
- Upstairs Bathroom Tile and Shower Cabinet (\$10K)
- Kitchen Floor Tile (\$10K)
- New Water Tank and Heating System (\$20K)
- Sundeck and Glass Surround (\$15K)

Purchases and Upgrades completed 10 to 12 years ago:

- Kitchen and Bathroom Countertops (\$10K)
- Faucet (\$2K)
- Kitchen Appliances (\$15K)