

eXp REALTY | LUXURY

FOR SALE · SCOTT CREEK, COQUITLAM

BETWEEN FORESTS

1264 DURANT DRIVE

4 BED + DEN · 3 BATH · 3,249 SQ FT

OFFERED AT **$1,625,000**

KYLE MARK REAL ESTATE GROUP

eXp 2025 TOP PRODUCERS Individuals | Canada

RAVINE LOT · 9,880 SQ FT

LIVING & KITCHEN









Every road home leads back to this kitchen. Homework on the island after school, dinner together in the evening, and so much storage the counters stay clear. The whole upper floor was renovated in 2021 and 2022: custom soft-close cabinets, quartz counters, two backsplashes, lighting under every cabinet and an island built for prep and a quick breakfast. When the day winds down, everybody ends up in the family room with the fireplace on, phones off, blankets out, one more episode before bed. The great room and dining room, with a second fireplace, are where the holidays happen.

KITCHEN	13' x 10'1", Island
CABINETS	Custom, Soft-Close
COUNTERS	Quartz
NOOK	9' x 7'6"
FAMILY ROOM	14'1" x 15'1", Fireplace
GREAT ROOM	13' x 15'11", Fireplace
RENOVATED	2021 · 2022

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THE ROOMS







Three bedrooms upstairs keep the family close, with a primary that has a walk-in closet and an ensuite with a soaker tub and a glass shower. Downstairs is a floor where teenagers find their own world: a front den with a gas fireplace and windows onto the forest, a fourth bedroom, a bonus room, a full bath and a 28 ft rec room with a wet bar and its own entry. Kids now, grandparents later, a guest suite whenever you need one.

PRIMARY	14'6" x 20'6"
ENSUITE	4-Piece, Soaker Tub
BEDROOM 2	11'6" x 10'11"
BEDROOM 3	10'3" x 9'11"
BEDROOM 4	11'6" x 13'8", Lower
DEN	13' x 19'7", Fireplace
REC ROOM	28'10" x 17'3", Wet Bar

THE GROUNDS







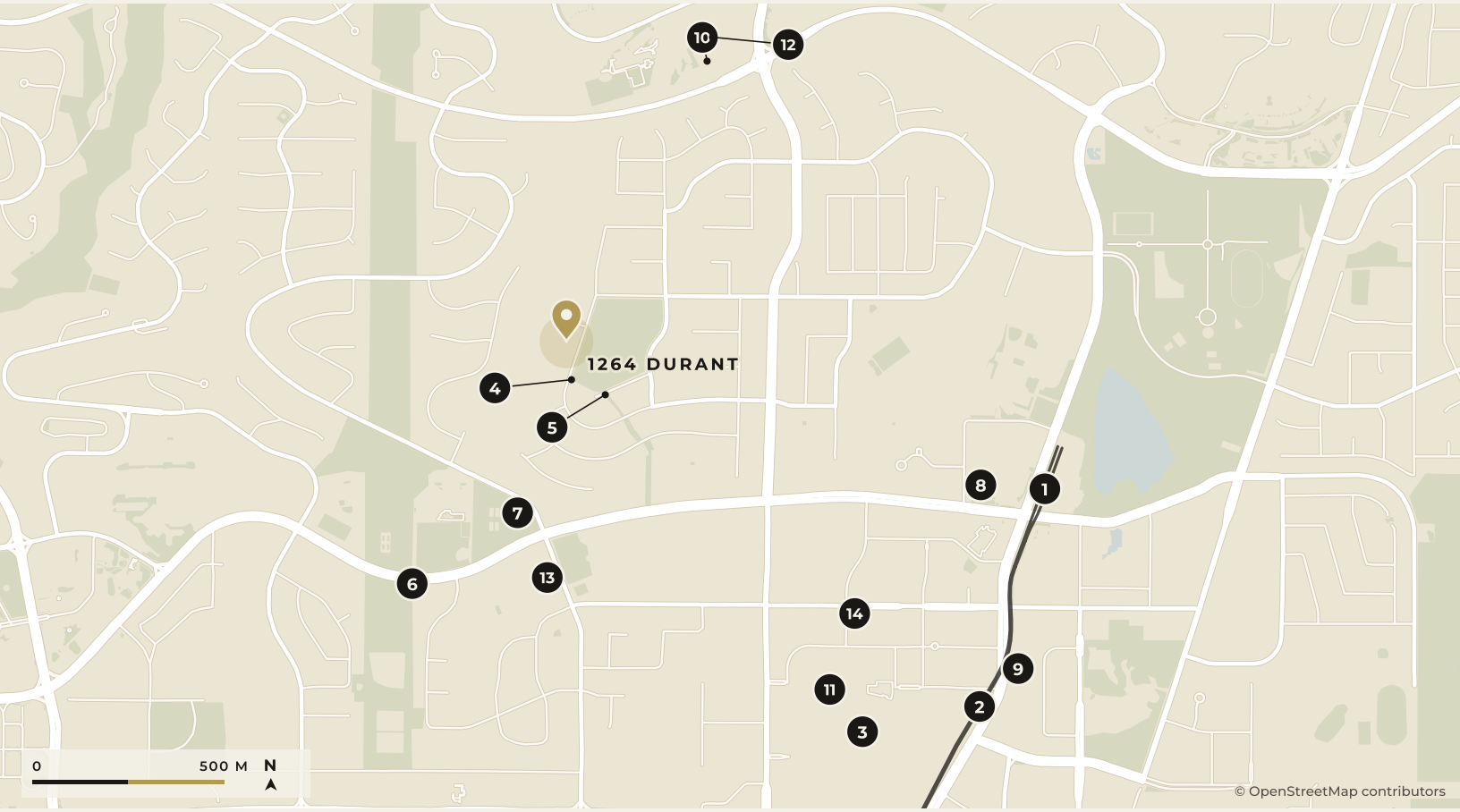
This one is all about privacy. Forest in front of you, trails behind you, and in between almost 10,000 sq ft of flat, fully fenced lawn with no trees in the way and tall, mature hedges on both sides. Stand at the back fence, go quiet, and you can hear Scott Creek running below; a gate opens onto the ravine trails. Let the dog out, let the kids run, put in a pool or a hot tub. Out front, the work is already done: a roof replaced a few years ago, fresh paint with black trim and garage doors, an aggregate driveway with no cracks and retaining walls that stand straight.

LOT	9,880 Sq Ft
BACKS ONTO	Scott Creek Ravine
ACROSS THE STREET	Walton Park
FENCE	Full, Hedged
GARAGE	18'10" x 20'2", Double
ROOF	Newer
COOLING	Heat Pump

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SCOTT CREEK

The trail begins where the driveway ends. Walton Park's forest is across the street, and Lincoln SkyTrain, Coquitlam Centre and Lafarge Lake are a few minutes away.



TRANSIT

1	Lafarge Lake–Douglas MILLENNIUM LINE	1,679 m
2	Lincoln Station MILLENNIUM LINE	2,094 m

SHOPPING

3	Coquitlam Centre MALL	1,759 m

PARKS

4	Walton Park FOREST TRAILS	300 m
5	Durant Linear Park	445 m
6	Eagle Ridge Park	1,217 m

COMMUNITY

7	Eagle Ridge Pool OUTDOOR POOL	1,089 m
8	City Centre Aquatic POOL & FITNESS	1,554 m
9	City Centre Library LIBRARY	1,951 m

GROCERIES

10	IGA	1,240 m
11	T&T Supermarket	1,601 m

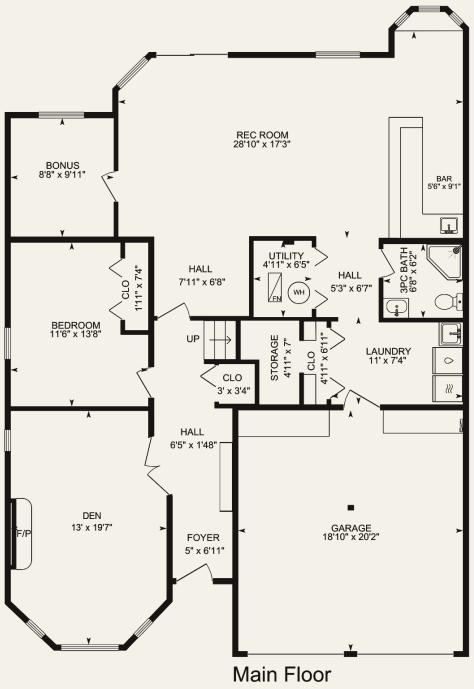
EAT & DRINK

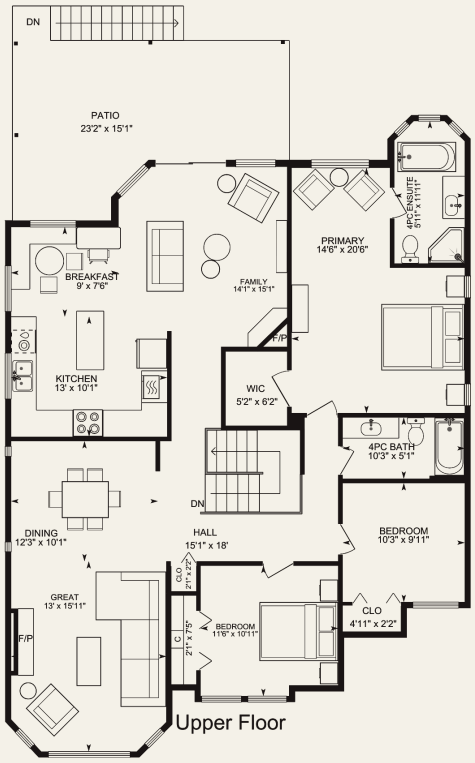
12	Starbucks COFFEE	1,196 m
13	Kaiko JAPANESE	966 m
14	Browns Socialhouse	1,425 m

Distances are the shortest walking route from the home on OpenStreetMap data (OSRM foot routing, routing.openstreetmap.de); parks are measured to the nearest park edge. Schools not shown: catchments are set by SD43; buyer to verify. Map data © OpenStreetMap contributors.

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THE SPECIFICATIONS





FLOOR PLAN · 3,249 SQ FT LIVABLE · MAIN 1,501 · UPPER 1,748 · GARAGE 379

DIMENSIONS

LIVABLE	3,249 Sq Ft
MAIN · UPPER	1,501 · 1,748
BED · BATH	4 + Den · 3
YEAR BUILT	1987

THE NUMBERS

LIST PRICE	$1,625,000
PROPERTY TAX	*Confirm*
LOT SIZE	9,880 Sq Ft
FIREPLACES	Three

LEGAL & PARKING

TITLE	Freehold
ZONING	R-1
GARAGE	Double
PARKING	Garage + Driveway
SALE	Estate Sale

THE HOME

UPDATED

- Kitchen & Floors · 2021–22
- Heat Pump
- Newer Roof
- Fresh Paint · In & Out

OUTDOORS

- Covered Deck · 23 Ft
- Four Skylights
- Gas BBQ Hookup
- Fenced & Hedged

FLEXIBLE

- Den · Fireplace
- Rec Room · Wet Bar
- Separate Entry
- Bonus Room

LOCATION

- Walton Park · Across
- Scott Creek Ravine
- Lincoln SkyTrain
- Coquitlam Centre



YOUR AGENT

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