

**Active**  
**R3060087**

Board: V  
House/Single Family

**1867 SALISBURY AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1X6

Residential Detached

**\$999,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	<b>No</b>	Original Price: <b>\$999,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms:	<b>1</b>
Frontage(feet):	<b>0.00</b>	Bathrooms:	<b>2</b>
Frontage(metres):	<b>0.00</b>	Full Baths:	<b>1</b>
Depth / Size:	<b>0</b>	Half Baths:	<b>1</b>
Lot Area (sq.ft.):	<b>5,841.00</b>	Rear Yard Exp:	<b>North</b>
Lot Area (acres):	<b>0.13</b>	P.I.D.:	<b>011-391-421</b>
Flood Plain:	<b>No</b>		
View:	<b>No</b>		
Complex/Subdiv:			
First Nation Reserve:			
Services Connected:	<b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>	Water Supply:	<b>City/Municipal</b>

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front, Lane**  
Parking: **Add. Parking Avail., Carport & Garage, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit: **1 BLOCK**  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **1 BLOCK**  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed, Tile, Wall/Wall/Mixed**

Legal: **LOT 28, BLOCK E, PLAN NWP2167, DISTRICT LOT 479, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClothWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Jetted Bathtub, Refrigerator, Storage Shed**

Finished Floor (Main):	<b>1,742</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>228</b>	Main	Living Room	<b>20'0 x10'7</b>	Above	Walk-In Closet	<b>15'1 x 13'2</b>	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	Main	Dining Room	<b>20'0 x6'11</b>				<b>Main</b> <b>4</b>
Finished Floor (Below):	<b>0</b>	Main	Foyer	<b>4'2 x6'1</b>				<b>Main</b> <b>2</b>
Finished Floor (Basement):	<b>0</b>	Main	Kitchen	<b>20'0 x13'10</b>				
Finished Floor (Total):	<b>1,970 sq. ft.</b>	Main	Bedroom	<b>15'1 x19'4</b>				
Unfinished Floor:	<b>0</b>	Main	Flex Room	<b>14'0 x10'2</b>				
Grand Total:	<b>1,970 sq. ft.</b>	Main	Laundry	<b>6'10 x10'2</b>				
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	Main	Flex Room	<b>14'0 x10'2</b>				
Suite: <b>None</b>		Main	Recreation Room	<b>24'9 x19'1</b>				
Basement: <b>Part, Separate Entry</b>		Main	Storage	<b>7'6 x9'0</b>				
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Main	Patio	<b>17'8 x18'9</b>				
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	Main	Utility	<b>7'7 x16'3</b>				
		Main	Workshop	<b>32'8 x43'6</b>				
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

**This one-of-a-kind property is brimming with character and potential. The home is adorned with architectural salvaged items that add timeless charm and personality throughout. Open kitchen-livingroom floorplan with vaulted ceilings and beautiful exposed beams. Outside, you'll find a massive 1,400+ sq. ft. garage, which previously featured non-conforming accommodation, offering incredible versatility for future use—whether as a workshop, storage, or creative space. A rare find in Port Coquitlam, this property is perfect for buyers looking to add their own vision and unlock its full potential.**

**Active**  
**R3019616**

Board: V  
House/Single Family

**1939 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E7

Residential Detached

**\$1,100,000 (LP)**  
(SP)



Sold Date: If new, GST/HST inc?:**No** Original Price: **\$1,290,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1958**  
 Frontage(feet): **55.00** Bathrooms: **1** Age: **68**  
 Frontage(metres): **16.76** Full Baths: **1** Zoning: **RS1**  
 Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$4,666.33**  
 Lot Area (sq.ft.): **6,710.00** Rear Yard Exp: For Tax Year: **2023**  
 Lot Area (acres): **0.15** P.I.D.: **010-258-825** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour:  
 View: **No**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **Other**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No** Land Lease Expiry Year:  
 Fixtures Leased: **No** :  
 R.I. Plumbing: Fixtures Rmvd: **No** :  
 Floor Finish: **Mixed**

Legal: **LOT Q, PLAN NWP16973, DISTRICT LOT 464, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main):	<b>1,700</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	Main	<b>Living Room</b>	<b>16' x13'</b>				x	Main	3
Finished Floor (AbvMain2):	<b>0</b>	Main	<b>Dining Room</b>	<b>13' x9'</b>				x		
Finished Floor (Below):	<b>0</b>	Main	<b>Recreation Room</b>	<b>27' x12'</b>				x		
Finished Floor (Basement):	<b>0</b>	Main	<b>Primary Bedroom</b>	<b>13' x11'</b>				x		
Finished Floor (Total):	<b>1,700 sq. ft.</b>	Main	<b>Bedroom</b>	<b>13' x9'</b>				x		
Unfinished Floor:	<b>0</b>	Main	<b>Bedroom</b>	<b>9' x9'</b>				x		
Grand Total:	<b>1,700 sq. ft.</b>							x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>							x		
<b>Suite: None</b>								x		
<b>Basement: Crawl</b>								x		
Crawl/Bsmt. Height:	# of Levels: <b>1</b>		Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: <b>0</b>	# of Rooms: <b>6</b>		MHR#:			CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:							

Listing Broker(s): **RE/MAX City Realty**

**Court order Sale, 3 bedroom rancher with lane in a redevelopment area, or take advantage of the current zoning. Owner would like to rent back.**

**Active**  
**R3058997**

Board: V  
House/Single Family

**1821 HARBOUR STREET**

Port Coquitlam  
Citadel PQ  
V3C 1A4

Residential Detached

**\$1,199,900 (LP)**

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,284,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>1999</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>27</b>
Frontage(metres): <b>12.65</b>	Full Baths: <b>3</b>	Zoning: <b>RS2</b>
Depth / Size: <b>38.74</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,688.37</b>
Lot Area (sq.ft.): <b>5,479.00</b>	Rear Yard Exp: <b>Northwest</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>019-123-825</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: PEEK-A-BOO FRASER RIVER</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Split Entry**

Construction: **Frame - Wood**

Exterior: **Vinyl, Wood**

Foundation: **Concrete Perimeter**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish: **Concrete**

Dist. to Public Transit: **1**

Dist. to School Bus: **1**

Land Lease Expiry Year:

Renovations:

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

# of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Legal: **LOT 1, PLAN LMP 21078, DISTRICT LOT 232, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Storage Shed, Swimming Pool Equip., Windows - Storm**

Finished Floor (Main): <b>1,857</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>17'4 x13'10</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'2 x 8'1</b>			
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>8'5 x7'1</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'1 x 9'4</b>		<b>Main</b>	<b>4</b>
Finished Floor (Below): <b>1,273</b>	<b>Main</b>	<b>Kitchen</b>	<b>11'11 x11'4</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'1 x 9'11</b>		<b>Main</b>	<b>4</b>
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>19'11 x11'0</b>	<b>Below</b>	<b>Gym</b>	<b>22'3 x 10'8</b>		<b>Below</b>	<b>4</b>
Finished Floor (Total): <b>3,130 sq. ft.</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>21'4 x12'9</b>	<b>Below</b>	<b>Other</b>	<b>5' x 5'</b>			
Unfinished Floor: <b>0</b>	<b>Main</b>	<b>Walk-In Closet</b>	<b>6'7 x5'7</b>				<b>x</b>		
Grand Total: <b>3,130 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'11 x9'5</b>				<b>x</b>		
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'7 x9'11</b>				<b>x</b>		
<b>Suite: None</b>	<b>Main</b>	<b>Laundry</b>	<b>10'9 x9'5</b>				<b>x</b>		
<b>Basement: Fully Finished</b>	<b>Main</b>	<b>Patio</b>	<b>33'0 x10'4</b>				<b>x</b>		
Crawl/Bsmt. Height: # of Levels: <b>2</b>	<b>Below</b>	<b>Foyer</b>	<b>14'9 x11'2</b>				<b>x</b>		
# of Kitchens: <b>1</b> # of Rooms: <b>18</b>	<b>Below</b>	<b>Recreation Room</b>	<b>21'7 x10'1</b>				<b>x</b>		
	<b>Below</b>	<b>Bedroom</b>	<b>15'5 x11'3</b>				<b>x</b>		
Manuf Type:				Registered in MHR?:			PAD Rental:		
MHR#:				CSA/BCE:			Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage West Real Estate Services**

**COURT ORDERED SALE! PRICED \$334,000 BELOW ASSESSED VALUE! Here's your chance to get into a detached home in Citadel Heights! The expansive 3,130 Sq.Ft. features 7 bedrooms, 3 bathrooms and is very EASY TO SUITE! Built in 1999, which means this home was built with an up-to-date plumbing and vinyl windows, something not typical for this neighbourhood. But best of all, the big-ticket items have been completed; roof and gutters (3.5 years), furnace/hot water on demand (9 months), newer liner/heater for the pool, and the home features newer blinds! Quick access to the Bypass gets you anywhere in Metro Van in 20 min and with some of the best parks and schools in the district in the area, this is the perfect neighbourhood to call home. Showings by appointment only!**

**Active**  
**R3069772**

Board: V  
House/Single Family

**1640 SPRAY AVENUE**

Coquitlam  
Harbour Place  
V3J 5Y6

Residential Detached

**\$1,655,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?:**No** Original Price: **\$1,655,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1964**  
 Frontage(feet): **76.00** Bathrooms: **3** Age: **62**  
 Frontage(metres): **23.16** Full Baths: **2** Zoning: **HSE**  
 Depth / Size: **146.05** Half Baths: **1** Gross Taxes: **\$6,426.79**  
 Lot Area (sq.ft.): **11,100.00** Rear Yard Exp: **South** For Tax Year: **2024**  
 Lot Area (acres): **0.25** P.I.D.: **008-794-081** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour:  
 View: **No**:  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Mixed, Stucco**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcony(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**

Parking: **Carport; Single, RV Parking Avail.**

Driveway Finish: **Asphalt, Concrete**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish: **Mixed**

Legal: **LOT 80, PLAN NWP25266, DISTRICT LOT 369, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	<b>1,235</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>17'3 x15'5</b>				x		
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>10'1 x8'6</b>				x		
Finished Floor (Below):	<b>796</b>	<b>Main</b>	<b>Kitchen</b>	<b>11'3 x14'3</b>				x		
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>12'2 x12'2</b>				x		
Finished Floor (Total):	<b>2,031 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>9'2 x11'11</b>				x		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>12'9 x9'1</b>				x		
Grand Total:	<b>2,031 sq. ft.</b>	<b>Below</b>	<b>Recreation Room</b>	<b>16'7 x14'11</b>				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Below</b>	<b>Office</b>	<b>16'7 x7'9</b>				x		
Suite: <b>None</b>		<b>Below</b>	<b>Laundry</b>	<b>6'6 x7'6</b>				x		
Basement: <b>Unfinished</b>		<b>Below</b>	<b>Foyer</b>	<b>12'3 x11'4</b>				x		
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type: MHR#:			Registered in MHR?: CSA/BCE:			PAD Rental:		
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	ByLaw Restrictions:						Maint. Fee:		

Listing Broker(s): **Royal LePage Westside**

**If you've been searching for the kind of backyard every kid (and family dog) dreams about, this Harbour Place gem is it. An exceptional 11,100 sq. ft. lot gives you endless room to play, garden, or simply unwind. Inside, the main floor features three bedrooms, a spacious living and dining area, and a modern kitchen. Downstairs, the separate-entry basement offers a large rec room, an office, and a full laundry room, along with strong suite potential. A giant deck overlooks the fully fenced backyard, and multiple sheds provide great space for storage, workshops, or projects. Bright updates are already in place, and there's still room to make it your own. Whether you're looking for a project or a place to grow into, this property delivers. Book your private showing today!**

**Active**  
**R3055645**

Board: V  
House/Single Family

**3561 SHEFFIELD AVENUE**

Coquitlam  
Burke Mountain  
V3E 0M4

Residential Detached

**\$1,750,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,750,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2018</b>
Frontage(feet): <b>142.80</b>	Bathrooms: <b>4</b>	Age: <b>8</b>
Frontage(metres): <b>43.53</b>	Full Baths: <b>3</b>	Zoning: <b>RS-8</b>
Depth / Size: <b>82.7</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,483.68</b>
Lot Area (sq.ft.): <b>7,153.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.16</b>	P.I.D.: <b>030-054-800</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour:
View: <b>Yes: City, Water, Mountain</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Community, Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed, Stone**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces: **0**  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish:

Legal: **LOT 192 SECTION 18 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN EPP61635**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): <b>1,234</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>1,269</b>	Main	<b>Great Room</b>	<b>18' x 16'</b>				
Finished Floor (AbvMain2): <b>0</b>	Main	<b>Dining Room</b>	<b>18' x 12'</b>				
Finished Floor (Below): <b>830</b>	Main	<b>Kitchen</b>	<b>18' x 10'</b>				
Finished Floor (Basement): <b>0</b>	Main	<b>Flex Room</b>	<b>12' x 11'</b>				
Finished Floor (Total): <b>3,333 sq. ft.</b>	Above	<b>Primary Bedroom</b>	<b>16' x 15'</b>				
Unfinished Floor: <b>0</b>	Above	<b>Bedroom</b>	<b>12' x 12'</b>				
Grand Total: <b>3,333 sq. ft.</b>	Below	<b>Bedroom</b>	<b>12'7 x 12'</b>				
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>	Above	<b>Recreation Room</b>	<b>27'9 x 15'10</b>				
	Below	<b>Bedroom</b>	<b>10'2 x 10'</b>				
Suite: <b>None</b>			x			x	
Basement: <b>Fully Finished</b>			x			x	
			x			x	
			x			x	
Crawl/Bsmt. Height: # of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	MHR#:	CSA/BCE:	Maint. Fee:				
	ByLaw Restrictions:						

Listing Broker(s): **Homelife Benchmark Realty Corp.**

**Homelife Benchmark Realty Corp.**

**Homelife Benchmark Realty Corp.**

**Court order sale. Welcome to Burke Mountain! This spacious Foxridge home sits on a 7,153 sq.ft. lot in a friendly, family-oriented neighborhood. With 3 bedrooms and 2 baths upstairs, plus a finished basement with an extra bedroom, full bath, and large rec room, there's plenty of space for the whole family. Bright south-facing windows bring in natural light, and the fenced backyard is perfect for kids and outdoor gatherings. Quality finishes include Bosch appliances, gas stove, quartz counters & high ceilings. Conveniently located across from the new Coast Salish Elementary and just 10 minutes to Coquitlam Centre & SkyTrain.**

**Active**  
**R3003997**

Board: V  
House/Single Family

**701 DELESTRE AVENUE**

Coquitlam  
Coquitlam West  
V3K 2G1

Residential Detached

**\$2,799,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>9</b>	Approx. Year Built: <b>2010</b>
Frontage(feet): <b>95.00</b>	Bathrooms: <b>7</b>	Age: <b>16</b>
Frontage(metres): <b>28.96</b>	Full Baths: <b>7</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>irregular</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$13,008.81</b>
Lot Area (sq.ft.): <b>10,248.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.24</b>	P.I.D.: <b>006-319-831</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>		Water Supply: <b>City/Municipal</b>

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas, Radiant**

Outdoor Area: **Balcony(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**

Parking: **Garage; Triple, Open**

Driveway Finish:

Dist. to Public Transit: **1/2 BLOCK**

Title to Land: **Freehold NonStrata**

Dist. to School Bus: **1/2 BLOCK**

Land Lease Expiry Year:

Property Disc.: **No**

Fixtures Leased: **No** :

R.I. Plumbing: :

Fixtures Rmvd: :

Floor Finish:

Legal: **LOT 110, PLAN NWP48832, DISTRICT LOT 3, NEW WESTMINSTER LAND DISTRICT\*\* DBL EXPOSURE ALSO LISTED AS LAND MLS R3005402\*\* PID: 800-178-508**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	<b>2,016</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>1,580</b>	<b>Main</b>	<b>Living Room</b>	<b>18' x 18'</b>	<b>Above</b>	<b>Bedroom</b>	<b>12' x 12'</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>12' x 14'</b>	<b>Above</b>	<b>Bedroom</b>	<b>12' x 12'</b>			
Finished Floor (Below):	<b>2,016</b>	<b>Main</b>	<b>Dining Room</b>	<b>12' x 14'</b>	<b>Above</b>	<b>Bedroom</b>	<b>12' x 12'</b>			
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>18' x 18'</b>	<b>Above</b>	<b>Bedroom</b>	<b>12' x 12'</b>			
Finished Floor (Total):	<b>5,612 sq. ft.</b>	<b>Main</b>	<b>Eating Area</b>	<b>9' x 9'</b>				x		
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Laundry</b>	<b>10' x 10'</b>				x		
Grand Total:	<b>5,612 sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>12' x 12'</b>				x		
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Below</b>	<b>Bedroom</b>	<b>12' x 12'</b>				x		
Suite:		<b>Below</b>	<b>Bedroom</b>	<b>12' x 12'</b>				x		
Basement: <b>Full</b>		<b>Below</b>	<b>Bedroom</b>	<b>12' x 12'</b>				x		
Crawl/Bsmt. Height:	# of Levels: <b>3</b>									
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>									
		Manuf Type:			Registered in MHR?:			PAD Rental:		
		MHR#:			CSA/BCE:			Maint. Fee:		
		ByLaw Restrictions:								

Listing Broker(s): **Argus Estates (1983) Ltd.**

**Court-ordered sale - 5500sqft+ home offers exceptional development potential in one of Coquitlam's fastest-growing areas. Designated RM-3 Medium Density Residential in the Official Community Plan, the property supports 7+ storey apartment development (FSR 2.45) or 4-6 storey options (FSR 2.3)—buyer to verify with City - Ideal for investors, builders, or end-users looking to hold or occupy while awaiting redevelopment. Located in the heart of the Lougheed City Centre Core, with convenient access to public transit, Lougheed Hwy, shopping, and upcoming infrastructure. Property sold as-is, where-is. Schedule A to accompany all offers. Priced well under assessment value \$3,774,000.00 initial offer can have subjects/conditions - please contact for more info on the court process.**

**Active**  
**R3061573**

Board: V  
House/Single Family

**1100 COMO LAKE AVENUE**

Coquitlam  
Central Coquitlam  
V3J 3N8

Residential Detached

**\$2,898,000 (LP)**

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,998,000**  
Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **2022**  
Frontage(feet): **63.00** Bathrooms: **9** Age: **4**  
Frontage(metres): **19.20** Full Baths: **7** Zoning: **SFD**  
Depth / Size: **125.00** Half Baths: **2** Gross Taxes: **\$9,890.69**  
Lot Area (sq.ft.): **7,875.00** Rear Yard Exp: **South** For Tax Year: **2024**  
Lot Area (acres): **0.18** P.I.D.: **010-276-149** Tax Inc. Utilities?:  
Flood Plain: Tour:  
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**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stone, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric, Mixed, Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **NEARBY**

Dist. to School Bus: **2 BLOCKS**

Land Lease Expiry Year:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **Yes :NIL**

Fixtures Rmvd: **No** :

Floor Finish: **Hardwood, Tile**

Legal: **LOT C, PLAN NWP17475, DISTRICT LOT 365, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Freezer, Microwave, Smoke Alarm, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	<b>2,004</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	<b>1,523</b>	<b>Main</b>	<b>Living Room</b>	<b>17'4 x 11'10</b>	<b>Above</b>	<b>Bedroom</b>	<b>11'11 x 11'10</b>			
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Family Room</b>	<b>21'6 x 15'4</b>	<b>Above</b>	<b>Bedroom</b>	<b>13'8 x 12'2</b>		<b>Main</b>	<b>2</b>
Finished Floor (Below):	<b>2,004</b>	<b>Main</b>	<b>Kitchen</b>	<b>16'10 x 15'11</b>	<b>Above</b>	<b>Walk-In Closet</b>	<b>8'2 x 4'11</b>		<b>Above</b>	<b>4</b>
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Mud Room</b>	<b>10'2 x 7'0</b>	<b>Above</b>	<b>Walk-In Closet</b>	<b>11'8 x 7'3</b>		<b>Above</b>	<b>4</b>
Finished Floor (Total):	<b>5,531 sq. ft.</b>	<b>Main</b>	<b>Dining Room</b>	<b>13'5 x 11'10</b>	<b>Above</b>	<b>Walk-In Closet</b>	<b>4'6 x 3'9</b>		<b>Above</b>	<b>4</b>
Unfinished Floor:	<b>0</b>	<b>Main</b>	<b>Wok Kitchen</b>	<b>14'2 x 7'1</b>	<b>Below</b>	<b>Living Room</b>	<b>15'2 x 15'</b>		<b>Above</b>	<b>4</b>
Grand Total:	<b>5,531 sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>13'8 x 12'2</b>	<b>Below</b>	<b>Dining Room</b>	<b>10'3 x 9'5</b>		<b>Below</b>	<b>4</b>
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Main</b>	<b>Bedroom</b>	<b>13'3 x 8'11</b>	<b>Below</b>	<b>Kitchen</b>	<b>9'0 x 8'11</b>		<b>Below</b>	<b>4</b>
		<b>Main</b>	<b>Bedroom</b>	<b>13'3 x 8'11</b>	<b>Below</b>	<b>Bedroom</b>	<b>13'4 x 8'3</b>		<b>Below</b>	<b>2</b>
		<b>Main</b>	<b>Office</b>	<b>13'3 x 8'11</b>	<b>Below</b>	<b>Bedroom</b>	<b>10'5 x 9'9</b>		<b>Main</b>	<b>4</b>
		<b>Main</b>	<b>Patio</b>	<b>25'11 x 10'1</b>	<b>Below</b>	<b>Media Room</b>	<b>13'5 x 9'0</b>			
		<b>Above</b>	<b>Porch (enclosed)</b>	<b>28'4 x 4'8</b>	<b>Below</b>	<b>Bar Room</b>	<b>10'7 x 7'7</b>			
		<b>Above</b>	<b>Primary Bedroom</b>	<b>19'3 x 17'10</b>	<b>Below</b>	<b>Patio</b>	<b>32'5 x 9'3</b>			
		<b>Above</b>	<b>Bedroom</b>	<b>14'3 x 11'11</b>	<b>Below</b>					

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **TRG The Residential Group Downtown Realty**

**Stunning, recently built luxury residence with 10 bedrooms and 9 bathrooms designed for modern living. The interior features a refined mix of tile and hardwood flooring with radiant heat throughout. Enjoy a gourmet kitchen with a separate spice kitchen, Fisher & Paykel appliances, gas range and wine cooler. Fully air conditioned with smart Wi-Fi controls for lighting and window coverings. The main floor offers high ceilings and an electric fireplace. Four laundry sets and built-in vacuum add convenience. A legal 2-bedroom suite provides a mortgage helper or space for extended family. Outdoor areas include a putting green, patios, decks and a welcoming front porch ideal for relaxing or entertaining. Equipped with a 6-camera surveillance and alarm system.**