

<b>Active</b> <b>R3060087</b> Board: V House/Single Family	<b>1867 SALISBURY AVENUE</b> Port Coquitlam Glenwood PQ V3B 1X6	Residential Detached <b>\$999,000</b> (LP) (SP) <b>M</b>
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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>	Approx. Year Built: <b>1914</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>112</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Depth / Size: <b>0</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$4,810.40</b>
Lot Area (sq.ft.): <b>5,841.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.13</b>	P.I.D.: <b>011-391-421</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
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: <b>1 1/2 Storey</b>	Total Parking: <b>4</b>	Covered Parking:	Parking Access: <b>Front, Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Carport &amp; Garage, RV Parking Avail.</b>		
Exterior: <b>Vinyl</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: <b>1 BLOCK</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Electric</b>	Rain Screen:		
Fuel/Heating: <b>Forced Air</b>	Metered Water:		
Outdoor Area: <b>Patio(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>	Fixtures Leased: <b>No :</b>		
	Fixtures Rmvd: <b>No :</b>		
	Floor Finish: <b>Laminate, Mixed, Tile, Wall/Wall/Mixed</b>		

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: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Jetted Bathtub, Refrigerator, Storage Shed**

Finished Floor (Main):	1,742	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	228	Main	Living Room	20'0 x 10'7	Above	Walk-In Closet	15'1 x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	20'0 x 6'11				Main 4
Finished Floor (Below):	0	Main	Foyer	4'2 x 6'1				Main 2
Finished Floor (Basement):	0	Main	Kitchen	20'0 x 13'10				
Finished Floor (Total):	1,970sq. ft.	Main	Bedroom	15'1 x 19'4				
Unfinished Floor:	0	Main	Flex Room	14'0 x 10'2				
Grand Total:	1,970sq. ft.	Main	Laundry	6'10 x 10'2				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Flex Room	14'0 x 10'2				
Suite: <b>None</b>		Main	Recreation Room	24'9 x 19'1				
Basement: <b>Part, Separate Entry</b>		Main	Storage	7'6 x 9'0				
		Main	Patio	17'8 x 18'9				
		Main	Utility	7'7 x 16'3				
		Main	Workshop	32'8 x 43'6				
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>14</b>	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.**

<b>Active</b> <b>R3019616</b> Board: V House/Single Family	<b>1939 WESTMINSTER AVENUE</b> Port Coquitlam Glenwood PQ V3B 1E7	Residential Detached <b>\$1,100,000</b> (LP) (SP) <b>M</b>
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Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>55.00</b>	Bathrooms: <b>1</b>	Age: <b>68</b>
Frontage(metres): <b>16.76</b>	Full Baths: <b>1</b>	Zoning: <b>RS1</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,666.33</b>
Lot Area (sq.ft.): <b>6,710.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>010-258-825</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>0</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No :</b>		
R.I. Fireplaces:			
Fireplace Fuel: <b>Other</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>			
Outdoor Area: <b>Patio(s)</b>	Floor Finish: <b>Mixed</b>		
Type of Roof: <b>Asphalt</b>			

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

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 9'			x	Main 3
Finished Floor (Below):	0	Main	Recreation Room	27' x 12'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x 11'			x	
Finished Floor (Total):	1,700sq. ft.	Main	Bedroom	13' x 9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x 9'			x	
Grand Total:	1,700sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			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.**

<b>Active</b> <b>R3058997</b> Board: V House/Single Family	<b>1821 HARBOUR STREET</b> Port Coquitlam Citadel PQ V3C 1A4	Residential Detached <b>\$1,199,900</b> (LP) (SP) 
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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: <b>2 Storey, Split Entry</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Vinyl, Wood</b>	Driveway Finish: <b>Concrete</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1</b>	Dist. to School Bus: <b>1</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>1</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Balcony(s), Fenced Yard, Patio(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>	Fixtures Leased: <b>No</b>		
	Fixtures Rmvd: <b>No</b>		
	Floor Finish: <b>Laminate, Tile, Vinyl/Linoleum</b>		

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):	1,857	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'4 x 13'10	Below	Bedroom	11'2 x 8'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'5 x 7'1	Below	Bedroom	11'1 x 9'4	Main 4
Finished Floor (Below):	1,273	Main	Kitchen	11'11 x 11'4	Below	Bedroom	11'1 x 9'11	Main 4
Finished Floor (Basement):	0	Main	Family Room	19'11 x 11'0	Below	Gym	22'3 x 10'8	Below 4
Finished Floor (Total):	3,130sq. ft.	Main	Primary Bedroom	21'4 x 12'9	Below	Other	5' x 5'	
Unfinished Floor:	0	Main	Walk-In Closet	6'7 x 5'7			x	
Grand Total:	3,130sq. ft.	Main	Bedroom	10'11 x 9'5			x	
		Main	Bedroom	10'7 x 9'11			x	
		Main	Laundry	10'9 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	33'0 x 10'4			x	
		Below	Foyer	14'9 x 11'2			x	
Suite: <b>None</b>		Below	Recreation Room	21'7 x 10'1			x	
Basement: <b>Fully Finished</b>		Below	Bedroom	15'5 x 11'3			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>18</b>	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) **M**



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: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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:  
Property Disc.: **No** Land Lease Expiry Year:  
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):	1,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'3 x 15'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'1 x 8'6			x	Main 2
Finished Floor (Below):	796	Main	Kitchen	11'3 x 14'3			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 12'2			x	Below 3
Finished Floor (Total):	2,031 sq. ft.	Main	Bedroom	9'2 x 11'11			x	
Unfinished Floor:	0	Main	Bedroom	12'9 x 9'1			x	
Grand Total:	2,031 sq. ft.	Below	Recreation Room	16'7 x 14'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Office	16'7 x 7'9			x	
		Below	Laundry	6'6 x 7'6			x	
		Below	Foyer	12'3 x 11'4			x	
Suite: <b>None</b>				x			x	
Basement: <b>Unfinished</b>				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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!**

<b>Active</b> <b>R3055645</b> Board: V House/Single Family	<b>3561 SHEFFIELD AVENUE</b> Coquitlam Burke Mountain V3E 0M4	Residential Detached <b>\$1,750,000</b> (LP) (SP) <b>M</b>
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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: <b>3 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Fibre Cement Board, Mixed, Stone</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Forced Air</b>	Floor Finish:		
Outdoor Area: <b>Balcony(s), Fenced Yard</b>			
Type of Roof: <b>Asphalt</b>			

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):	1,234	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,269	Main	Great Room	18' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	18' x 12'			x	Main 2
Finished Floor (Below):	830	Main	Kitchen	18' x 10'			x	Above 5
Finished Floor (Basement):	0	Main	Flex Room	12' x 11'			x	Above 4
Finished Floor (Total):	3,333sq. ft.	Above	Primary Bedroom	16' x 15'			x	Below 3
Unfinished Floor:	0	Above	Bedroom	12' x 12'			x	
Grand Total:	3,333sq. ft.	Above	Bedroom	12'7' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	27'9' x 15'10'			x	
		Below	Bedroom	10'2' x 10'			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Fully Finished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</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.**

<b>Active</b> <b>R3003997</b> Board: V House/Single Family	<b>701 DELESTRE AVENUE</b> Coquitlam Coquitlam West V3K 2G1	Residential Detached <b>\$2,799,000</b> (LP) (SP) 
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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: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>5</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple, Open</b>		
Exterior: <b>Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1/2 BLOCK</b>	Dist. to School Bus: <b>1/2 BLOCK</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>No</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:		
Fuel/Heating: <b>Forced Air, Natural Gas, Radiant</b>	Metered Water:		
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>	Fixtures Leased: <b>No</b>		
	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):	2,016	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,580	Main	Living Room	18' x 18'	Above	Bedroom	12' x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 14'	Above	Bedroom	12' x 12'	Main 4
Finished Floor (Below):	2,016	Main	Dining Room	12' x 14'	Above	Bedroom	12' x 12'	Above 4
Finished Floor (Basement):	0	Main	Family Room	18' x 18'	Above	Bedroom	12' x 12'	Below 4
		Main	Eating Area	9' x 9'			x	Main 4
Finished Floor (Total):	5,612sq. ft.	Main	Laundry	10' x 10'			x	Above 4
Unfinished Floor:	0	Below	Bedroom	12' x 12'			x	Below 4
Grand Total:	5,612sq. ft.	Below	Bedroom	12' x 12'			x	Main 4
		Below	Bedroom	12' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Games Room	12' x 12'			x	
		Below	Storage	10' x 10'			x	
Suite:		Above	Primary Bedroom	16' x 16'			x	
Basement: Full		Above	Bedroom	12' x 12'			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	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) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>10</b>	Approx. Year Built: <b>2022</b>
Frontage(feet): <b>63.00</b>	Bathrooms: <b>9</b>	Age: <b>4</b>
Frontage(metres): <b>19.20</b>	Full Baths: <b>7</b>	Zoning: <b>SFD</b>
Depth / Size: <b>125.00</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$9,890.69</b>
Lot Area (sq.ft.): <b>7,875.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>010-276-149</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</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 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**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **29**

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.**