

Active
R3115112
Board: V
House/Single Family

1939 WESTMINSTER AVENUE
Port Coquitlam
Glenwood PQ
V3B 1E7

Residential Detached
\$964,900 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **60.00**
Frontage(metres): **18.29**
Depth / Size:
Lot Area (sq.ft.): **6,710.00**
Lot Area (acres): **0.15**
Flood Plain:
View: **No**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?: **No**
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Rear Yard Exp: **North**
P.I.D.: **010-258-825**

Original Price: **\$964,900**
Approx. Year Built: **1958**
Age: **68**
Zoning: **RA1**
Gross Taxes: **\$5,222.65**
For Tax Year: **2025**
Tax Inc. Utilities?: **No**
Tour:

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front, Lane**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Dist. to School Bus:
Land Lease Expiry Year:

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

Amenities:

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

Features:

Finished Floor (Main):	1,744	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	0'0 x 0'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	0'0 x 0'0			x	
Finished Floor (Basement):	0	Main	Dining Room	0'0 x 0'0			x	
Finished Floor (Total):	1,744sq. ft.	Main	Recreation Room	0'0 x 0'0			x	
Unfinished Floor:	0	Main	Primary Bedroom	0'0 x 0'0			x	
Grand Total:	1,744sq. ft.	Main	Bedroom	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
Suite: None				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

1939 Westminster Ave offers a charming opportunity on a 6,710 sqft lot with lane access. This 3-bed, 1-bath rancher features a functional one-level layout and a sunny rear family room opening to a level, fully fenced yard. RA1 zoning provides future flexibility. Enjoy a walkable, established neighbourhood close to groceries, coffee, parks, schools, and transit, with quick access to Lougheed Hwy and the West Coast Express. Ideal for builders, investors, or those looking to shape their next project in a growing Port Coquitlam community.

Active R3124272 Board: V House/Single Family	1791 LANGAN AVENUE Port Coquitlam Central Pt Coquitlam V3C 1K8	Residential Detached \$1,099,000 (LP) (SP) 
---	--	---



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,189,900
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1967
Frontage(feet): 66.00	Bathrooms: 2	Age: 59
Frontage(metres): 20.12	Full Baths: 2	Zoning: RS1
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$5,255.17
Lot Area (sq.ft.): 8,243.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 006-523-803	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Corner Unit	Total Parking: 5	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Glass, Stucco	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	Reno. Year:		
R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: Wood	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing: No	Fixtures Leased: No	
Outdoor Area: Patio(s) & Deck(s)	Fixtures Rmvd: No		
Type of Roof: Asphalt	Floor Finish: Laminate, Carpet		

Legal: **LOT 59, PLAN NWP30534, DISTRICT LOT 255, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	740	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,140	Above	Kitchen	11'0 x 11'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	11'0 x 9'0			x	Above 4
Finished Floor (Below):	0	Above	Living Room	16'0 x 12'0			x	Below 3
Finished Floor (Basement):	0	Above	Primary Bedroom	11'0 x 11'0			x	
Finished Floor (Total):	1,880sq. ft.	Above	Bedroom	10'0 x 10'0			x	
Unfinished Floor:	0	Above	Bedroom	11'0 x 10'0			x	
Grand Total:	1,880sq. ft.	Below	Recreation Room	27'0 x 12'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	10'10 x 8'0			x	
		Below	Bedroom	11'5 x 11'4			x	
		Below	Laundry	15'0 x 10'0			x	
Suite: None				x			x	
Basement: None				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Sutton Group-West Coast Realty**

Builder or investor alert! Spacious 1,800+ sq.ft. home on an oversized 8,243 sq.ft. RS-1 zoned lot with subdivision potential (buyer to verify with city). Conveniently located minutes from the Mary Hill Bypass, this two-level home offers 3 bedrooms upstairs, a bright living room with fireplace, plus a large rec room, 2 additional bedrooms, and suite potential downstairs. Great opportunity for investors, builders, or families looking for future upside. Potential for larger-scale redevelopment may exist with neighbouring properties. School catchments include Mary Hill Elementary School and Pitt River Middle School.

Active
R3082592
Board: V
House/Single Family

2210 DAWES HILL ROAD

Coquitlam
Cape Horn
V3K 1N3

Residential Detached

\$1,299,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,349,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1985**
Frontage(feet): **0.00** Bathrooms: **4** Age: **41**
Frontage(metres): Full Baths: **3** Zoning: **RES**
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,142.15**
Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **000-466-778** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: **Virtual Tour URL**
View: **Yes: Fraser River Southern View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Other**
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **1985**
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Add. Parking Avail., Garage Underbuilding, Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **3 Blocks** Dist. to School Bus: **4 Blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Not Known.**
Fixtures Rmvd: **No :Not Known.**
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **LOT 197, PLAN NWP66675, DISTRICT LOT 65, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Paved Road**

Features:

Finished Floor (Main):	1,222	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,445	Above	Primary Bedroom	15'1 x 13'9	Bsmt	Den	11'6 x 11'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Bedroom	12'1 x 9'11	Bsmt	Media Room	17'7 x 12'9	Main	2
Finished Floor (Below):	0	Above	Bedroom	11'9 x 9'11	Bsmt	Laundry	15'3 x 10'6	Bsmt	3
Finished Floor (Basement):	1,219	Above	Bedroom	11'5 x 8'3	Bsmt	Patio	40'4 x 10'6	Above	3
		Above	Walk-In Closet	8'10 x 6'6	Main	Other	19'4 x 20'3	Above	3
Finished Floor (Total):	3,886sq. ft.	Main	Living Room	19'6 x 13'7			x		
Unfinished Floor:	0	Main	Dining Room	15'1 x 11'10			x		
Grand Total:	3,886sq. ft.	Main	Kitchen	16'2 x 12'11			x		
		Main	Family Room	7'8 x 12'11			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	12'4 x 9'			x		
		Main	Foyer	13'7 x 10'6			x		
Suite: Unauthorized Suite		Main	Patio	39'4 x 15'1			x		
Basement: Full		Bsmt	Family Room	21'9 x 12'11			x		
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1 # of Rooms: 18		MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

Sitting high at the top of Dawes Hill Road this 41 year old 3913 sq.ft. 3 level home has a terrific view of the valley below. The top floor features 4 bedrooms plus games room. The main floor features the principal rooms. Huge Basement has possible grade level self contained apartment.

Active R3109534 Board: V House/Single Family	2974 DELAHAYE DRIVE Coquitlam Canyon Springs V3B 6Z3	Residential Detached \$1,425,000 (LP) (SP) 
---	--	---



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,549,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1987
Frontage(feet): 44.00	Bathrooms: 4	Age: 39
Frontage(metres): 13.41	Full Baths: 3	Zoning: R-2
Depth / Size: 117.5	Half Baths: 1	Gross Taxes: \$0.00
Lot Area (sq.ft.): 5,171.00	Rear Yard Exp: South	For Tax Year:
Lot Area (acres): 0.12	P.I.D.: 008-102-988	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Brick, Mixed, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: STEPS	Dist. to School Bus: 1-2 BLKS	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 3	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Natural Gas	Metered Water:		
Outdoor Area: Fenced Yard	R.I. Plumbing:		
Type of Roof: Wood	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish: Other		

Legal: **LOT 5, PLAN NWP75020, SECTION 14, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Finished Floor (Main):	1,307	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,350	Main	Foyer	5'11 x 6'11	Bsmt	Bedroom	10'11 x 13'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 14'	Bsmt	Bedroom	11'3 x 8'9	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'1 x 23'1	Bsmt	Laundry	9'2 x 19'7	Above 5
Finished Floor (Basement):	1,330	Main	Family Room	19'9 x 12'4			x	Above 3
Finished Floor (Total):	3,987sq. ft.	Main	Eating Area	10'2 x 9'4			x	Bsmt 3
Unfinished Floor:	0	Main	Kitchen	15'4 x 9'11			x	
Grand Total:	3,987sq. ft.	Main	Laundry	5'8 x 6'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	18'3 x 14'3			x	
		Above	Bedroom	10'5 x 9'10			x	
		Above	Bedroom	13'11 x 9'11			x	
		Above	Bedroom	11'6 x 13'11			x	
Suite:		Bsmt	Recreation Room	27'2 x 11'10			x	
Basement: None		Bsmt	Bedroom	11'7 x 13'3			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Dracco Pacific Realty**

Court Order sale! Nestled in the highly sought-after Canyon Springs community, this spacious 3-level home offers an incredible opportunity for families! Backing onto a serene greenbelt, enjoy added privacy and a peaceful natural setting right in your backyard. Featuring a functional layout with a total of 7 bedrooms, this property provides plenty of space for growing families. Conveniently located within walking distance to top-rated schools including Walton Elementary, Pinetree Secondary, and Douglas College. Enjoy unbeatable access to nearby amenities such as the Recreation Centre, Lafarge Lake, Town Centre Park, Coquitlam Centre Mall and skytrain station-all just few minutes drive away! A rare opportunity in a prime location! Open house: June 20 (sat), 2-4pm.

Active R3129384 Board: V House/Single Family	703 DELESTRE AVENUE Coquitlam Coquitlam West V3K 2G1	Residential Detached \$1,790,000 (LP) (SP) M
---	--	--



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,790,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1975
Frontage(feet): 0.00	Bathrooms: 2	Age: 51
Frontage(metres):	Full Baths: 2	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 8,784.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.20	P.I.D.: 004-744-624	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
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	Total Parking: 2	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Carport; Single, Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Baseboard			
Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s)	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 111 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48832**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,185	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18' x 16'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 9'			x	Main 4
Finished Floor (Below):	1,117	Main	Eating Area	10'4 x 13'9			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	14'6 x 11'6			x	
Finished Floor (Total):	2,302sq. ft.	Main	Bedroom	11'6 x 10'			x	
Unfinished Floor:	0	Main	Laundry	5'10 x 8'1			x	
Grand Total:	2,302sq. ft.	Below	Recreation Room	28'5 x 14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'5 x 11'11			x	
		Below	Bedroom	12'6 x 18'			x	
		Below	Utility	11' x 5'3			x	
		Main	Storage	8'9 x 6'6			x	
Suite:				x			x	
Basement: Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **LeHomes Realty Premier**

Court Order Sale by first lender. Being sold "as it where is". Buyer to verify all information if deem important. Schedule A must be attached with all offers. All offers Subject to Court Approval. Property is tenanted, allows appropriate notice for showings. Contact listing agent for guidance on court process. Located in Newly updated Coquitlam Burquitlam TOA shoulder area. allows for FSR 2.64 if developed as rental apartment.

Active
R3084383
Board: V
House/Single Family

3574 HARPER ROAD

Coquitlam
Burke Mountain
V3E 0P2

Residential Detached
\$1,900,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,150,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2021**
Frontage(feet): **1.00** Bathrooms: **4** Age: **5**
Frontage(metres): **0.30** Full Baths: **4** Zoning: **RES**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,892.44**
Lot Area (sq.ft.): **6,043.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.14** P.I.D.: **031-012-302** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **Yes: Mountain, Valley**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
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**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 5, PLAN EPP89174, SECTION 17, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,227	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,203	Main	Living Room	16'8 x 16'	Bsmt	Kitchen	17' x 14'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 11'			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	16' x 13'			x	Abv Main 2	3
Finished Floor (Basement):	1,221	Main	Bedroom	11' x 11'			x	Abv Main 2	3
				x			x	Bsmt	3
Finished Floor (Total):	3,651sq. ft.	Above	Primary Bedroom	18' x 12'6			x		
Unfinished Floor:	0	Above	Bedroom	12'8 x 12'4			x		
Grand Total:	3,651sq. ft.	Above	Bedroom	11'4 x 10'2			x		
		Above	Bedroom	10'8 x 10'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Legal Suite		Bsmt	Bedroom	13'5 x 10'9			x		
Basement: Full		Bsmt	Bedroom	11'11 x 9'11			x		
		Bsmt	Living Room	16' x 15'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Court order sale, 3 level home, with 2 bedroom suite, 4 bedrooms up, Air conditioning, great kitchen layout, beautiful view, shows great. Located in beautiful Burke Mountain. Allow time for showings. Open house cancelled

Active R3106300 Board: V House/Single Family	116 DEERVIEW LANE Port Moody Anmore V3H 0A3	Residential Detached \$2,525,000 (LP) (SP) 
---	---	---



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,675,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2012
Frontage(feet): 47.23	Bathrooms: 6	Age: 14
Frontage(metres): 14.40	Full Baths: 4	Zoning: CD2
Depth / Size: 161.95	Half Baths: 2	Gross Taxes: \$9,854.74
Lot Area (sq.ft.): 14,723.28	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.34	P.I.D.: 026-652-960	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Septic		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 3 Storey	Total Parking: 5	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Stucco, Wood	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 7 min walk	Dist. to School Bus: 5-10 min drive	Land Lease Expiry Year:
Renovations:	Title to Land: Other		
# of Fireplaces: 0	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt, Torch-On	Floor Finish: Laminate, Tile		

Legal: **STRATA LOT 6, PLAN BCS1798, SECTION 19, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator**

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,893	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,776	Main	Living Room	28'11 x 16'7	Above	Flex Room	14'11 x 12'1	Floor #Pcs
Finished Floor (AbvMain2):	2,107	Main	Dining Room	13'7 x 18'10	Above	Laundry	11'2 x 6'2	Main 2
Finished Floor (Below):	0	Main	Kitchen	12'5 x 10'1			x	Main 2
Finished Floor (Basement):	0	Main	Wok Kitchen	11'4 x 8'6	Below	Living Room	14'6 x 18'2	Above 5
Finished Floor (Total):	5,776sq. ft.	Main	Pantry	7'7 x 4'6	Below	Dining Room	14'6 x 10'0	Above 4
Unfinished Floor:	0	Main	Family Room	13'8 x 16'6	Below	Kitchen	14'5 x 8'0	Below 4
Grand Total:	5,776sq. ft.	Main	Eating Area	15'8 x 10'10	Below	Foyer	4'7 x 12'3	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.			x	Below	Storage	11'3 x 12'3	
Suite: Other		Above	Primary Bedroom	15'2 x 16'5	Below	Foyer	8'2 x 15'1	
Basement: Fully Finished		Above	Walk-In Closet	13'8 x 9'9	Below	Bedroom	10'9 x 19'4	
		Above	Bedroom	11'2 x 12'7	Below	Walk-In Closet	5'5 x 6'10	
		Above	Bedroom	13'8 x 15'1	Below	Laundry	5'5 x 6'10	
		Above	Walk-In Closet	9'4 x 7'9	Below	Bedroom	15'0 x 19'3	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 3	# of Rooms: 24	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Real Broker**

Tucked away in the prestigious Village of Anmore, this exceptional property on Deerview Lane offers a rare blend of privacy, natural beauty, and upscale living. Surrounded by forest and estate homes, enjoy a peaceful, semi-rural setting just minutes to Buntzen Lake, Belcarra Regional Park, and Sasamat Lake. Families will appreciate proximity to Anmore Elementary School and Heritage Woods Secondary School, while everyday amenities, shops, and dining are just a short drive to Newport Village and Suter Brook Village. A truly special location offering nature, space, and convenience in one of the region's most desirable communities. Court Ordered Sale.

Active
R3104257
Board: V
House/Single Family

1100 COMO LAKE AVENUE
Coquitlam
Central Coquitlam
V3J 3N8

Residential Detached
\$2,639,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,768,000**
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** Half Baths: **2** Gross Taxes: **\$10,654.69**
Lot Area (sq.ft.): **7,875.00** Rear Yard Exp: **South** For Tax Year: **2025**
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: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., 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: **No :**
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, Heat Recov. Vent., 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	Main	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):	5,531sq. 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	Bsmt	Living Room	15'2 x 15'	Above	4
Grand Total:	5,531sq. ft.	Main	Bedroom	13'8 x 12'2	Bsmt	Dining Room	10'3 x 9'5	Above	4
		Main	Bedroom	13'3 x 8'11	Bsmt	Kitchen	9'0 x 8'11	Below	4
				x	Bsmt	Bedroom	13'4 x 8'3	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	25'11 x 10'1	Bsmt	Bedroom	10'5 x 9'9	Below	2
		Main	Porch (enclosed)	28'4 x 4'8	Below	Media Room	13'5 x 9'0		
		Above	Primary Bedroom	19'3 x 17'10	Below	Bar Room	10'7 x 7'7		
		Above	Bedroom	14'3 x 11'11	Bsmt	Patio	32'5 x 9'3		
Suite: Legal Suite		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 4	# of Rooms: 31								

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.

Active R3128961 Board: V House/Single Family	701 DELESTRE AVENUE Coquitlam Coquitlam West V3K 2G1	Residential Detached \$2,790,000 (LP) (SP) 
---	--	---



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,790,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2010
Frontage(feet): 0.00	Bathrooms: 7	Age: 16
Frontage(metres):	Full Baths: 7	Zoning: RS-1
Depth / Size:	Half Baths: 0	Gross Taxes: \$0.00
Lot Area (sq.ft.): 10,248.00	Rear Yard Exp:	For Tax Year:
Lot Area (acres): 0.24	P.I.D.: 006-319-831	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 5	Covered Parking: 3	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
	Title to Land: Freehold NonStrata		Dist. to School Bus:
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces: R.I. Fireplaces:	Rain Screen:	Fixtures Leased: No	
Fireplace Fuel:	Metered Water:	Fixtures Rmvd: :	
Fuel/Heating: Baseboard, Radiant	R.I. Plumbing:		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt		Floor Finish:	

Legal: **LOT 110 DISTRICT LOT 3 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48832**DOUBLE EXPOSURE ALSO LISTED AS COMMERCIAL MLS # C8079154****

Amenities:

Site Influences:

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'	Main	4
Finished Floor (Basement):	0	Main	Family Room	18' x 18'				Above	4
		Main	Eating Area	9' x 9'			x	Above	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	Below	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:Fully Finished, Separate Entry		Above	Bedroom	12' x 12'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 16	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **LeHomes Realty Premier**

COURT ORDER SALE by FIRST POSITION LENDER. Being sold "as it where is". Buyer to verify all information if deem important. Schedule A must be attached with all offers. All offers Subject to Court Approval. Property is tenanted, allows appropriate notice for showings. Contact listing agent for guidance on court process. Located in Newly updated Coquitlam Burquitlam TOA shoulder area. allows for FSR 2.64 if developed as rental apartment/ Strata condo FSR 2.4.

Active
R3116043
Board: V
House/Single Family

2982 SUNRIDGE COURT

Coquitlam
Westwood Plateau
V3E 3M5

Residential Detached

\$2,798,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,898,000**
Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2006**
Frontage(feet): **45.00** Bathrooms: **7** Age: **20**
Frontage(metres): **13.72** Full Baths: **6** Zoning: **RS1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$13,149.11**
Lot Area (sq.ft.): **12,271.00** Rear Yard Exp: **South** For Tax Year: **2025**
Lot Area (acres): **0.28** P.I.D.: **024-252-077** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: PANORAMIC CITY & MOUNTAIN VIEW**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, 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: **Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
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**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 55, PLAN LMP39085, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Treed**

Features:

Finished Floor (Main):	2,891	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,425	Main	Foyer	9'7 x 11'11	Above	Bedroom	15'7 x 12'2	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'7 x 16'10	Below	Living Room	18'8 x 12'	Main	4
Finished Floor (Below):	2,764	Main	Dining Room	15'2 x 9'10	Below	Kitchen	13'6 x 14'8	Main	2
Finished Floor (Basement):	0	Main	Kitchen	23'5 x 14'8	Below	Bedroom	10'10 x 12'4	Above	5
Finished Floor (Total):	8,080sq. ft.	Main	Wok Kitchen	9'6 x 5'9	Below	Bedroom	13'10 x 11'11	Above	4
Unfinished Floor:	0	Main	Eating Area	19' x 12'	Below	Bedroom	11' x 11'8	Above	4
Grand Total:	8,080sq. ft.	Main	Office	11'4 x 15'8	Below	Den	7'11 x 8'	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'4 x 14'9	Below	Den	16'6 x 15'9	Below	4
Suite:		Above	Flex Room	15'9 x 17'	Below	Gym	15'2 x 22'3		
Basement:Full		Above	Bedroom	9'9 x 14'11	Below	Bar Room	12'2 x 11'7		
		Above	Bedroom	16'7 x 11'4	Below	Recreation Room	14'10 x 19'7		
		Above	Primary Bedroom	20'3 x 19'10			x		
		Above	Bedroom	11'11 x 15'9			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 24	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **eXp Realty**

Perched on a quiet cul-de-sac in prestigious Westwood Plateau, 2982 Sunridge Court offers over 8,000 SF of luxurious living with breathtaking city and mountain views. Grand foyer with soaring ceilings leads to an open-concept main floor featuring gourmet kitchen with granite counters, spice kitchen, elegant living/dining areas, office, and a bedroom with ensuite—ideal for guests or multigenerational living. Upstairs offers 5 spacious bedrooms including a stunning primary retreat with spa-like ensuite and private balcony. Lower level features media room, gym, recreation space, and a 2-bedroom + den legal suite for income potential. Minutes to golf, parks, top schools, and amenities. Book your private showing today—Your Next Home Awaits!