EVOLVE REAL ESTATE GROUP

Presented by:
Themy Gitersos

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R3153556
Board: V
House/Single Family

1939 WESTMINSTER AVENUE

Port Coquitlam
Glenwood PQ
V3B 1E7

Residential Detached
$899,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$899,900**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1958**
Frontage(feet):	**60.00**	Bathrooms:	**1**	Age:	**68**
Frontage(metres):	**18.29**	Full Baths:	**1**	Zoning:	**RA1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,222.65**
Lot Area (sq.ft.):	**6,710.00**	Rear Yard Exp:	**North**	For Tax Year:	**2025**
Lot Area (acres):	**0.15**	P.I.D.:	**010-258-825**	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: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

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**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,744 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,744 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Foyer**	**0'0 x0'0**
Main	**Living Room**	**0'0 x0'0**
Main	**Kitchen**	**0'0 x0'0**
Main	**Dining Room**	**0'0 x0'0**
Main	**Recreation Room**	**0'0 x0'0**
Main	**Primary Bedroom**	**0'0 x0'0**
Main	**Bedroom**	**0'0 x0'0**
Main	**Bedroom**	**0'0 x0'0**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**4**

Manuf Type: Registered in MHR?: PAD Rental:
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.

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Active
R3147057
Board: V
House/Single Family

1315 PITT RIVER ROAD
Port Coquitlam
Citadel PQ
V3C 1N8

Residential Detached
$949,900 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,030,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1914**
Frontage(feet):	**34.17**	Bathrooms:	**3**	Age:	**112**
Frontage(metres):	**10.42**	Full Baths:	**3**	Zoning:	**RS3**
Depth / Size:	**122**	Half Baths:	**0**	Gross Taxes:	**$4,426.11**
Lot Area (sq.ft.):	**4,168.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.10**	P.I.D.:	**001-501-712**	Tax Inc. Utilities?:	**No**
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: **Reverse 2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Block, None**
1
Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water: **No**
Fuel/Heating: **Baseboard, Forced Air** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **Add. Parking Avail., RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: **0.17 KM** Dist. to School Bus: **0.4 KM**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 1, PLAN NWP2309, DISTRICT LOT 232, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	**1,143**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,072**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,215 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,215 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full, Partly Finished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **3** # of Rooms: **17**

Floor	Type	Dimensions
Main	**Foyer**	**13'1 x4'3**
Main	**Living Room**	**12' x11'**
Main	**Dining Room**	**12' x16'3**
Main	**Kitchen**	**13'2 x11'10**
Main	**Primary Bedroom**	**9'9 x13'11**
Main	**Bedroom**	**9'9 x13'11**
Main	**Bedroom**	**8'10 x11'4**
Below	**Foyer**	**11'7 x6'**
Below	**Kitchen**	**11'3 x12'10**
Below	**Bedroom**	**8'11 x9'7**
Below	**Foyer**	**5'7 x6'1**
Below	**Kitchen**	**11'3 x9'8**
Below	**Eating Area**	**5'10 x6'6**

Floor	Type	Dimensions
Below	**Bedroom**	**7'10 x 10'11**
Below	**Bedroom**	**11'2 x 12'0**
Below	**Utility**	**5'7 x 10'**
Below	**Foyer**	**7'6 x 5'8**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Below	**4**
Below	**3**

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

Listing Broker(s): **Keller Williams Bold Realty** **Keller Williams Bold Realty**

Fantastic investment opportunity in sought-after Citadel, Port Coquitlam! This home sits on a flat 4,168 sq ft lot and features 3 separate suites, offering excellent holding and rental potential. A prime project for investors or builders looking to bring their own ideas to a highly desirable neighborhood. Unbeatable location for commuters: steps to transit, local parks, and just minutes to Hwy 1 & Mary Hill Bypass. All offers to be accompanied with enclosed Schedules. SUITE 1 UPPER: 3BED/1 BATH, SUITE 2 BELOW: 1 BED/1BATH, SUITE 3 BELOW: 2 BED/1BATH. ALL UNITS HAVE INSUITE LAUNDRY. Total rental income $4000/month. Bonus: Tesla charger available.

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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**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
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**
Finished Floor (Above):	**1,140**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,880 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,880 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Above	**Kitchen**	**11'0 x11'0**
Above	**Dining Room**	**11'0 x9'0**
Above	**Living Room**	**16'0 x12'0**
Above	**Primary Bedroom**	**11'0 x11'0**
Above	**Bedroom**	**10'0 x10'0**
Above	**Bedroom**	**11'0 x10'0**
Below	**Recreation Room**	**27'0 x12'0**
Below	**Bedroom**	**10'10 x8'0**
Below	**Bedroom**	**11'5 x11'4**
Below	**Laundry**	**15'0 x10'0**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Above	**4**
Below	**3**

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

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

uilder 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.

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Active
R3082592
Board: V
House/Single Family

2210 DAWES HILL ROAD
Coquitlam
Cape Horn
V3K 1N3

Residential Detached
$1,299,000 (LP)
(SP)

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** Reno. Year: **1985**
# of Fireplaces: **2** R.I. Fireplaces: **0** Rain Screen: **No**
Fireplace Fuel: **Natural Gas** Metered Water: **No**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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**
Finished Floor (Above):	**1,445**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,219**
Finished Floor (Total):	**3,886 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,886 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **18**

Floor	Type	Dimensions
Above	**Primary Bedroom**	**15'1 x13'9**
Above	**Bedroom**	**12'1 x9'11**
Above	**Bedroom**	**11'9 x9'11**
Above	**Bedroom**	**11'5 x8'3**
Above	**Walk-In Closet**	**8'10 x6'6**
Main	**Living Room**	**19'6 x13'7**
Main	**Dining Room**	**15'1 x11'10**
Main	**Kitchen**	**16'2 x12'11**
Main	**Family Room**	**7'8 x12'11**
Main	**Office**	**12'4 x9'**
Main	**Foyer**	**13'7 x10'6**
Main	**Patio**	**39'4 x15'1**
Bsmt	**Family Room**	**21'9 x12'11**

Floor	Type	Dimensions
Bsmt	**Den**	**11'6 x 11'10**
Bsmt	**Media Room**	**17'7 x 12'9**
Bsmt	**Laundry**	**15'3 x 10'6**
Bsmt	**Patio**	**40'4 x 10'6**
Main	**Other**	**19'4 x 20'3**
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Bsmt	**3**
Above	**3**
Above	**3**

Manuf Type: Registered in MHR?: PAD Rental:
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 42 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. 1200 sq.ft. basement has grade level entry. POTENTIAL for self contained 3 Bedroom apartment.

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Active
R3152803
Board: V
House/Single Family

1640 SPRAY AVENUE
Coquitlam
Harbour Place
V3J 5Y6

Residential Detached
$1,450,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,450,000**
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: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Balcny(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: Dist. to School Bus:
Title to Land: **Freehold NonStrata** 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):	**1,235**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**796**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,031 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,031 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Unfinished**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **10**

Floor	Type	Dimensions
Main	**Living Room**	**17'3 x15'5**
Main	**Dining Room**	**10'1 x8'6**
Main	**Kitchen**	**11'3 x14'3**
Main	**Primary Bedroom**	**12'2 x12'2**
Main	**Bedroom**	**9'2 x11'11**
Main	**Bedroom**	**12'9 x9'1**
Below	**Recreation Room**	**16'7 x14'11**
Below	**Office**	**16'7 x7'9**
Below	**Laundry**	**6'6 x7'6**
Below	**Foyer**	**12'3 x11'4**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Main	**3**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
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 has 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!

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Active
R3154263
Board: V
House/Single Family

2028 SASKATCHEWAN AVENUE

Port Coquitlam
Citadel PQ
V3C 5H6

Residential Detached
$1,475,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,499,900**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**1991**
Frontage(feet):	**52.90**	Bathrooms:	**3**	Age:	**35**
Frontage(metres):	**16.12**	Full Baths:	**3**	Zoning:	**RS 2**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$5,202.36**
Lot Area (sq.ft.):	**6,620.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.15**	P.I.D.:	**016-153-138**	Tax Inc. Utilities?:	**No**
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: **Brick, Mixed, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Electric, Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(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: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2 DL 340 LD 36 PLAN 85826**

Amenities: **In Suite Laundry**

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,300**
Finished Floor (Above):	**627**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**943**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,870 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,870 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Partly Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **13**

Floor	Type	Dimensions
Main	**Living Room**	**16' x20'**
Main	**Dining Room**	**11' x10'**
Main	**Kitchen**	**11' x10'**
Main	**Foyer**	**8' x5'**
Main	**Family Room**	**18' x11'**
Main	**Laundry**	**6' x5'**
Above	**Primary Bedroom**	**12' x11'5**
Above	**Walk-In Closet**	**6' x5'**
Above	**Bedroom**	**14' x9'**
Above	**Bedroom**	**12' x9'**
Bsmt	**Living Room**	**17' x13'**
Bsmt	**Kitchen**	**19' x11'**
Bsmt	**Other**	**17' x10'**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**3**
Above	**4**
Bsmt	**4**

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! Spacious two-story home with basement, ideally located in the prestigious Citadel neighborhood of Port Coquitlam. Offering more than 2,800 sq. ft. of living space, this home was built in 1991 and has been renovated twice over the years. The functional family-friendly layout features three bedrooms upstairs and a basement with excellent potential for additional living space or a future suite. A great opportunity for families, renovators or investors looking to add value in one of Port Coquitlam's most desirable neighborhoods. Property is being sold "as is, where is." Buyer to verify all measurements, condition and suite potential.

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EVOLVE REAL ESTATE GROUP

Presented by:
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Macdonald Realty (Surrey/152)
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themy@evolvereg.com

Active
R3155481
Board: V
House/Single Family

640 CLARKE ROAD
Coquitlam
Coquitlam West
V3J 3X6

Residential Detached
$1,698,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$1,698,000**
Meas. Type:	**Feet**	Bedrooms:	**0**	Approx. Year Built:	**1956**
Frontage(feet):	**66.00**	Bathrooms:	**1**	Age:	**70**
Frontage(metres):	**20.12**	Full Baths:	**1**	Zoning:	**RT-1**
Depth / Size:		Half Baths:	**0**	Gross Taxes:	**$8,076.00**
Lot Area (sq.ft.):	**8,778.00**	Rear Yard Exp:	**Northeast**	For Tax Year:	**2025**
Lot Area (acres):	**0.20**	P.I.D.:	**002-407-922**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	**Virtual Tour URL**
View:	**Yes: Mountains**				
Complex/Subdiv:	**Burquitlam**				
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, 2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations: Reno. Year:
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing: **No**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **Garage; Single, RV Parking Avail.**
Driveway Finish: **Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **:Foreclosure**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 25, PLAN NWP12202, DISTRICT LOT 9, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 61918**

Amenities: **Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby**
Features:

Finished Floor (Main):	**550**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**355**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**905 sq. ft.**
Unfinished Floor:	**547**
Grand Total:	**1,452 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Part, Unfinished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **5**

Floor	Type	Dimensions
Main	**Living Room**	**12'4 x11'11**
Main	**Kitchen**	**8'11 x11'10**
Main	**Other**	**8'8 x7'10**
Main	**Den**	**7'6 x11'10**
Below	**Family Room**	**25'9 x13'7**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**

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

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This is an Order For Conduct Of Sale (Foreclosure). A rare development opportunity in the heart of Coquitlam West. This 8,778 sq. ft. RT-1 zoned property is situated within a Medium Density Apartment Residential area and offers exciting future rezoning potential to RM-3. Located in a highly walkable neighbourhood close to Burquitlam SkyTrain Station, transit, schools, SFU, parks, shopping, restaurants and everyday amenities. The property benefits from both road and lane access. A great holding property with rental income potential; just a little TLC could go a long way. Tks Luke

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Active
R3158199
Board: V
House/Single Family

2980 CLIFFROSE CRESCENT
Coquitlam
Westwood Plateau
V3E 2T2

Residential Detached
$1,756,900 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,811,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1992**
Frontage(feet):	**0.00**	Bathrooms:	**4**	Age:	**34**
Frontage(metres):		Full Baths:	**3**	Zoning:	**SFD**
Depth / Size:		Half Baths:	**1**	Gross Taxes:	**$7,152.62**
Lot Area (sq.ft.):	**10,549.00**	Rear Yard Exp:	**South**	For Tax Year:	**2025**
Lot Area (acres):	**0.24**	P.I.D.:	**016-877-241**	Tax Inc. Utilities?:	**No**
Flood Plain:	**No**			Tour:	
View:	**Yes: City & Mountain**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Community**				
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: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Tile, Carpet**

Legal: **LOT 27, PLAN NWP87539, SECTION 14, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Sauna/Steam Room**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In**

Finished Floor (Main):	**1,523**
Finished Floor (Above):	**1,356**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,509**
Finished Floor (Total):	**4,388 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,388 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **18**

Floor	Type	Dimensions
Main	**Foyer**	**9'7 x9'**
Main	**Living Room**	**16'7 x13'6**
Main	**Dining Room**	**13'6 x10'11**
Main	**Kitchen**	**14'1 x13'8**
Main	**Nook**	**9'11 x7'4**
Main	**Family Room**	**18' x13'3**
Main	**Bedroom**	**9'11 x8'8**
Main	**Laundry**	**10'3 x5'10**
Above	**Primary Bedroom**	**18'3 x16'3**
Above	**Bedroom**	**12'5 x11'3**
Above	**Bedroom**	**12'5 x10'11**
Above	**Bedroom**	**13'7 x12'4**
Below	**Kitchen**	**12'10 x8'8**

Floor	Type	Dimensions
Below	**Dining Room**	**9'6 x 7'1**
Below	**Living Room**	**17'11 x 13'3**
Below	**Bedroom**	**12'11 x 11'1**
Below	**Flex Room**	**15'8 x 9'6**
Below	**Storage**	**7'1 x 4'2**
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Above	**4**
Below	**4**

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

Listing Broker(s): **RE/MAX All Points Realty** **RE/MAX All Points Realty** **RE/MAX All Points Realty**

Tucked away on a quiet crescent in arguably one of Westwood Plateau's most sought-after pockets, this exquisite home sits on a 10,500 SqFt level lot with a fully fenced backyard, with over 4,300 SqFt across 3 levels with a walkout basement. With great south-facing City and Mountain views throughout, the main floor features a generous living space, vaulted ceilings, formal dining & a well-appointed kitchen with a large centre island. Upstairs offers 4 spacious bdrms, including a private primary suite with walk-in closet, spa-inspired ensuite & beautiful views. The lower level includes a walkout, bright 1 bdrm plus large den (2 bdrm) suite with separate private entrance, laundry, and sauna. Conveniently located just minutes from Town Centre Park, schools & everyday amenities.

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themy@evolvereg.com

Active
R3129384
Board: V
House/Single Family

703 DELESTRE AVENUE
Coquitlam
Coquitlam West
V3K 2G1

Residential Detached
$1,790,000 (LP)
(SP)

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**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Baseboard** R.I. Plumbing:
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

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

Amenities:

Site Influences:
Features:

Finished Floor (Main):	**1,185**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,117**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,302 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,302 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement:**Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions
Main	**Living Room**	**18' x16'**
Main	**Kitchen**	**11'6 x9'**
Main	**Eating Area**	**10'4 x13'9**
Main	**Primary Bedroom**	**14'6 x11'6**
Main	**Bedroom**	**11'6 x10'**
Main	**Laundry**	**5'10 x8'1**
Below	**Recreation Room**	**28'5 x14'**
Below	**Bedroom**	**13'5 x11'11**
Below	**Bedroom**	**12'6 x18'**
Below	**Utility**	**11' x5'3**
Main	**Storage**	**8'9 x6'6**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Below	**3**

Manuf Type: Registered in MHR?: PAD Rental:
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.

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Active
R3145300
Board: V
House/Single Family

1416 PURCELL DRIVE
Coquitlam
Westwood Plateau
V3E 2R7

Residential Detached
$1,898,888 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,898,888**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1990**
Frontage(feet):	**52.00**	Bathrooms:	**5**	Age:	**36**
Frontage(metres):	**15.85**	Full Baths:	**3**	Zoning:	**RS-3**
Depth / Size:	**167.08**	Half Baths:	**2**	Gross Taxes:	**$6,766.00**
Lot Area (sq.ft.):	**8,688.00**	Rear Yard Exp:		For Tax Year:	**2025**
Lot Area (acres):	**0.20**	P.I.D.:	**015-117-537**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	:				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

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

Renovations: **Completely** Reno. Year: **2022**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Baseboard, Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus: **650M**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 12, PLAN NWP83258, DISTRICT LOT 4838, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main):	**1,493**
Finished Floor (Above):	**1,439**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,465**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**4,397 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,397 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **20**

Floor	Type	Dimensions
Main	**Office**	**9'8 x11'8**
Main	**Porch (enclosed)**	**10'5 x7'5**
Main	**Foyer**	**9'4 x5'11**
Main	**Family Room**	**13'4 x15'3**
Main	**Laundry**	**5'5 x5'5**
Main	**Kitchen**	**15'4 x12'7**
Main	**Living Room**	**10'6 x14'5**
Main	**Dining Room**	**11'6 x11'9**
Main	**Patio**	**9'9 x11'1**
Main	**Patio**	**15'3 x10'8**
Above	**Bedroom**	**10' x14'8**
Above	**Bedroom**	**10' x14'2**
Above	**Primary Bedroom**	**15'1 x15'2**

Floor	Type	Dimensions
Above	**Bedroom**	**19'3 x 19'7**
Above	**Walk-In Closet**	**8' x 6'4**
Below	**Utility**	**5'1 x 4'**
Below	**Bedroom**	**9'11 x 10'8**
Below	**Recreation Room**	**22'1 x 12'1**
Below	**Kitchen**	**13'10 x 12'1**
Below	**Bedroom**	**12'7 x 15'8**
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Above	**4**
Below	**2**
Below	**3**

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

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to this beautifully renovated Lower Westwood Plateau home offering over 4,200 sq. ft. of incredibly spacious living space on a private 8,688 sq. ft. lot backing onto a peaceful greenbelt. Thoughtfully designed with 4 spacious bedrooms upstairs, including a luxurious primary suite, plus a main floor office. The open-concept kitchen features premium appliances and flows to the dining area and two covered patios. Bright living and family rooms with fireplaces are perfect for entertaining. The fully finished basement offers a 3-bedroom, 2-bath suite with separate entry. Extensive 2022 renovations completed—full list of upgrades available. Detached workshop, double garage, close to Douglas College, SkyTrain, Lafarge Lake, Coquitlam Centre, golf, schools, shops & restaurants. Aug 23 2-4

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Active
R3084383
Board: V
House/Single Family

3574 HARPER ROAD
Coquitlam
Burke Mountain
V3E 0P2

Residential Detached
$1,900,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**No**	Original Price:	**$2,150,000**
Meas. Type:	**Feet**	Bedrooms:	**7**	Approx. Year Built:	**2021**
Frontage(feet):	**56.79**	Bathrooms:	**4**	Age:	**5**
Frontage(metres):	**17.31**	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: Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: **0** Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
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**
Finished Floor (Above):	**1,203**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**1,221**
Finished Floor (Total):	**3,651 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,651 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Legal Suite**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **2** # of Rooms: **12**

Floor	Type	Dimensions
Main	**Living Room**	**16'8 x16'**
Main	**Dining Room**	**15' x11'**
Main	**Kitchen**	**16' x13'**
Main	**Bedroom**	**11' x11'**
		x
Above	**Primary Bedroom**	**18' x12'6**
Above	**Bedroom**	**12'8 x12'4**
Above	**Bedroom**	**11'4 x10'2**
Above	**Bedroom**	**10'8 x10'4**
		x
Bsmt	**Bedroom**	**13'5 x10'9**
Bsmt	**Bedroom**	**11'11 x9'11**
Bsmt	**Living Room**	**16' x15'**

Floor	Type	Dimensions
Bsmt	**Kitchen**	**17' x 14'**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Abv Main 2	**3**
Abv Main 2	**3**
Bsmt	**3**

Manuf Type: Registered in MHR?: PAD Rental:
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. Court date to approve sale October 29 New Westminster Court 651 Carnarvon court room 418 time 9:45 offer going to $1,875,000

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EVOLVE REAL ESTATE GROUP

Presented by:
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themy@evolvereg.com

Active
R3158279
Board: V
House/Single Family

116 DEERVIEW LANE
Port Moody
Anmore
V3H 0A3

Residential Detached
$2,350,000 (LP)
(SP) M

Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,425,000**
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**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Torch-On**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish: **Concrete**
Dist. to Public Transit: **7 min walk** Dist. to School Bus: **5-10 min drive**
Title to Land: **Other** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** **:**
Fixtures Rmvd: **:**
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**
Finished Floor (Above):	**1,776**
Finished Floor (AbvMain2):	**2,107**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**5,776 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**5,776 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Other**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **3** # of Rooms: **24**

Floor	Type	Dimensions
Main	**Living Room**	**28'11 x16'7**
Main	**Dining Room**	**13'7 x18'10**
Main	**Kitchen**	**12'5 x10'1**
Main	**Wok Kitchen**	**11'4 x8'6**
Main	**Pantry**	**7'7 x4'6**
Main	**Family Room**	**13'8 x16'6**
Main	**Eating Area**	**15'8 x10'10**
		x
Above	**Primary Bedroom**	**15'2 x16'5**
Above	**Walk-In Closet**	**13'8 x9'9**
Above	**Bedroom**	**11'2 x12'7**
Above	**Bedroom**	**13'8 x15'1**
Above	**Walk-In Closet**	**9'4 x7'9**

Floor	Type	Dimensions
Above	**Flex Room**	**14'11 x 12'1**
Above	**Laundry**	**11'2 x 6'2**
		x
Below	**Living Room**	**14'6 x 18'2**
Below	**Dining Room**	**14'6 x 10'0**
Below	**Kitchen**	**14'5 x 8'0**
Below	**Foyer**	**4'7 x 12'3**
Below	**Storage**	**11'3 x 12'3**
Below	**Foyer**	**8'2 x 15'1**
Below	**Bedroom**	**10'9 x 19'4**
Below	**Walk-In Closet**	**5'5 x 6'10**
Below	**Laundry**	**5'5 x 6'10**
Below	**Bedroom**	**15'0 x 19'3**

Bathrooms	
Floor	#Pcs
Main	**2**
Main	**2**
Above	**5**
Above	**4**
Below	**4**
Below	**4**

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

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

Nestled in the prestigious Village of Anmore, this exceptional Deerview Lane property offers a rare combination of privacy, natural beauty, and convenience. Surrounded by lush forest and distinguished estate homes, enjoy a peaceful semi-rural setting just minutes from Buntzen Lake, Belcarra Regional Park, and Sasamat Lake. Families will appreciate the proximity to Anmore Elementary and Heritage Woods Secondary, while shopping, dining, and everyday amenities are conveniently located nearby at Newport Village and Suter Brook Village. An exceptional opportunity to own in one of the region's most desirable communities, where nature, space, and lifestyle come together. Court-Ordered Sale.

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Active
R3151625
Board: V
House/Single Family

1100 COMO LAKE AVENUE
Coquitlam
Central Coquitlam
V3J 3N8

Residential Detached
$2,588,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:	**Yes**	Original Price:	**$2,599,000**
Meas. Type:	**Feet**	Bedrooms:	**10**	Approx. Year Built:	**2023**
Frontage(feet):	**63.00**	Bathrooms:	**9**	Age:	**3**
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: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Electric, Mixed, Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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: **Yes :.**
Fixtures Rmvd: **Yes :.**
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**
Finished Floor (Above):	**1,523**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**2,004**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**5,531 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**5,531 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Legal Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **4** # of Rooms: **32**

Floor	Type	Dimensions
Main	**Living Room**	**17'4 x11'10**
Main	**Family Room**	**21'6 x15'4**
Main	**Kitchen**	**16'10 x15'11**
Main	**Mud Room**	**10'2 x7'0**
Main	**Dining Room**	**13'5 x11'10**
Main	**Wok Kitchen**	**14'2 x7'1**
Main	**Bedroom**	**13'8 x12'2**
Main	**Bedroom**	**13'3 x8'11**
Main	**Office**	**13'3 x8'11**
Main	**Patio**	**25'11 x10'1**
Main	**Porch (enclosed)**	**28'4 x4'8**
Above	**Primary Bedroom**	**19'3 x17'10**
Above	**Bedroom**	**14'3 x11'11**

Floor	Type	Dimensions
Above	**Bedroom**	**11'11 x 11'10**
Above	**Bedroom**	**13'8 x 12'2**
Above	**Walk-In Closet**	**8'2 x 4'11**
Above	**Walk-In Closet**	**11'8 x 7'3**
Above	**Walk-In Closet**	**4'6 x 3'9**
Bsmt	**Dining Room**	**15'5 x 15'**
Bsmt	**Kitchen**	**10'5 x 9'5**
Bsmt	**Bedroom**	**13'5 x 8'5**
Bsmt	**Bedroom**	**10'5 x 10'**
Bsmt	**Living Room**	**15'2 x 15'**
Bsmt	**Dining Room**	**10'3 x 9'5**
Bsmt	**Kitchen**	**9'0 x 8'11**
Bsmt	**Bedroom**	**13'4 x 8'3**

Bathrooms	
Floor	#Pcs
Main	**2**
Main	**4**
Above	**4**
Above	**4**
Above	**4**
Above	**4**
Below	**4**
Below	**4**
Below	**2**

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 tile and hardwood flooring, radiant heat, high ceilings and an electric fireplace. The gourmet and spice kitchens offer premium appliances, including a Fisher & Paykel refrigerator, two gas ranges, two dishwashers, steam oven, wall oven, wine cooler, bar cooler and commercial-grade Italian hood fans. Enjoy air conditioning, smart Wi-Fi lighting and window-covering controls, four laundry sets and built-in vacuum. A legal 2-bedroom suite provides a mortgage helper or space for extended family. Outdoor areas include a putting green, patios, decks and a front porch. Complete with a 6-camera surveillance system, alarm, double garage and 3 parking spaces, for a total of 5.

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themy@evolvereg.com

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.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Baseboard, Radiant** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **3** Parking Access:
Parking: **Add. Parking Avail., Garage; Triple**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
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**
Finished Floor (Above):	**1,580**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**2,016**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**5,612 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**5,612 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **16**

Floor	Type	Dimensions
Main	**Living Room**	**18' x 18'**
Main	**Kitchen**	**12' x 14'**
Main	**Dining Room**	**12' x 14'**
Main	**Family Room**	**18' x 18'**
Main	**Eating Area**	**9' x 9'**
Main	**Laundry**	**10' x 10'**
Below	**Bedroom**	**12' x 12'**
Below	**Bedroom**	**12' x 12'**
Below	**Bedroom**	**12' x 12'**
Below	**Games Room**	**12' x 12'**
Below	**Storage**	**10' x 10'**
Above	**Primary Bedroom**	**16' x 16'**
Above	**Bedroom**	**12' x 12'**

Floor	Type	Dimensions
Above	**Bedroom**	**12' x 12'**
Above	**Bedroom**	**12' x 12'**
Above	**Bedroom**	**12' x 12'**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**4**
Above	**4**
Above	**4**
Above	**4**
Below	**4**
Below	**4**

Manuf Type: Registered in MHR?: PAD Rental:
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 approperiate 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.

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themy@evolvereg.com

Active
R3116043
Board: V
House/Single Family

2982 SUNRIDGE COURT
Coquitlam
Westwood Plateau
V3E 3M5

Residential Detached
$2,798,000 (LP)
(SP)

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: Reno. Year:
# of Fireplaces: **3** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Radiant** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Concrete**

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
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**
Finished Floor (Above):	**2,425**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**2,764**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**8,080 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**8,080 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **3** # of Rooms: **24**

Floor	Type	Dimensions
Main	**Foyer**	**9'7 x11'11**
Main	**Living Room**	**17'7 x16'10**
Main	**Dining Room**	**15'2 x9'10**
Main	**Kitchen**	**23'5 x14'8**
Main	**Wok Kitchen**	**9'6 x5'9**
Main	**Eating Area**	**19' x12'**
Main	**Office**	**11'4 x15'8**
Main	**Bedroom**	**10'4 x14'9**
Above	**Flex Room**	**15'9 x17'**
Above	**Bedroom**	**9'9 x14'11**
Above	**Bedroom**	**16'7 x11'4**
Above	**Primary Bedroom**	**20'3 x19'10**
Above	**Bedroom**	**11'11 x15'9**

Floor	Type	Dimensions
Above	**Bedroom**	**15'7 x 12'2**
Below	**Living Room**	**18'8 x 12'**
Below	**Kitchen**	**13'6 x 14'8**
Below	**Bedroom**	**10'10 x 12'4**
Below	**Bedroom**	**13'10 x 11'11**
Below	**Bedroom**	**11' x 11'8**
Below	**Den**	**7'11 x 8'**
Below	**Den**	**16'6 x 15'9**
Below	**Gym**	**15'2 x 22'3**
Below	**Bar Room**	**12'2 x 11'7**
Below	**Recreation Room**	**14'10 x 19'7**
		x
		x

Bathrooms	
Floor	#Pcs
Main	**4**
Main	**2**
Above	**5**
Above	**4**
Above	**4**
Below	**4**
Below	**4**

Manuf Type: Registered in MHR?: PAD Rental:
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!

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