

Active R3039365 Board: V House/Single Family	1867 SALISBURY AVENUE Port Coquitlam Glenwood PQ V3B 1X6	Residential Detached \$1,150,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,150,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1914
Frontage(feet): 0.00	Bathrooms: 2	Age: 111
Frontage(metres): 0.00	Full Baths: 1	Zoning: RES
Depth / Size: 0	Half Baths: 1	Gross Taxes: \$4,810.40
Lot Area (sq.ft.): 5,841.00	Rear Yard Exp: North	For Tax Year: 2025
Lot Area (acres): 0.13	P.I.D.: 011-391-421	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 1/2 Storey	Total Parking: 4	Covered Parking:	Parking Access: Front, Lane
Construction: Frame - Wood	Parking: Add. Parking Avail., Carport & Garage, RV Parking Avail.		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 1 BLOCK	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Electric	Rain Screen:		
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No :		
	Fixtures Rmvd: No :		
	Floor Finish: Laminate, Mixed, Tile, Wall/Wall/Mixed		

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

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **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			x	Main 4
Finished Floor (Below):	0	Main	Foyer	4'2 x 6'1			x	Main 2
Finished Floor (Basement):	0	Main	Kitchen	20'0 x 13'10			x	
Finished Floor (Total):	1,970sq. ft.	Main	Bedroom	15'1 x 19'4			x	
Unfinished Floor:	0	Main	Flex Room	14'0 x 10'2			x	
Grand Total:	1,970sq. ft.	Main	Laundry	6'10 x 10'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Flex Room	14'0 x 10'2			x	
		Main	Recreation Room	24'9 x 19'1			x	
Suite: None		Main	Storage	7'6 x 9'0			x	
Basement: Part, Separate Entry		Main	Patio	17'8 x 18'9			x	
		Main	Utility	7'7 x 16'3			x	
		Main	Workshop	32'8 x 43'6			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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

Active R3019616 Board: V House/Single Family	1939 WESTMINSTER AVENUE Port Coquitlam Glenwood PQ V3B 1E7	Residential Detached \$1,290,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,290,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1958
Frontage(feet): 55.00	Bathrooms: 1	Age: 67
Frontage(metres): 16.76	Full Baths: 1	Zoning: RS1
Depth / Size: 122	Half Baths: 0	Gross Taxes: \$4,666.33
Lot Area (sq.ft.): 6,710.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.15	P.I.D.: 010-258-825	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco, 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: 0	Fixtures Leased: No :		
R.I. Fireplaces:			
Fireplace Fuel: Other	Fixtures Rmvd: No :		
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Patio(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

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: None				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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

Active R3003997 Board: V House/Single Family	701 DELESTRE AVENUE Coquitlam Coquitlam West V3K 2G1	Residential Detached \$2,499,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$3,100,000
Meas. Type: Feet	Bedrooms: 9	Approx. Year Built: 2010
Frontage(feet): 95.00	Bathrooms: 7	Age: 15
Frontage(metres): 28.96	Full Baths: 7	Zoning: RS-1
Depth / Size: irregular	Half Baths: 0	Gross Taxes: \$13,008.81
Lot Area (sq.ft.): 10,248.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.24	P.I.D.: 006-319-831	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 5	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple, Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 BLOCK	Dist. to School Bus: 1/2 BLOCK	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 2	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Rain Screen:		
Fuel/Heating: Forced Air, Natural Gas, Radiant	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	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: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 17	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.