



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3056253
Board: V
Apartment/Condo

108 200 WESTHILL PLACE

Port Moody
College Park PM
V3H 1V2

Residential Attached

\$349,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$365,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1970
Frontage(feet):	Bathrooms: 1	Age: 55
Frontage(metres):	Full Baths: 1	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,662.26
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 001-163-787	Tax Inc. Utilities?: No
View: Yes :TREES OFF PATIO		Tour:
Complex / Subdiv: WESTHILL PLACE		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Open, Visitor Parking**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4 DISTRICT LOT 268 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW185 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Shared Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **617**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **617 sq. ft.**
Unfinished Floor: **0**
Grand Total: **617 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Units in Development: **149**
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$344.80**
Maint Fee Includes: **Caretaker, Gardening, Heat, Hot Water, Management, Snow removal**

Tot Units in Strata: Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?: **No**

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'9 x 4'0			x	1	Main	4	No
Main	Kitchen	7'10 x 7'5			x	2			
Main	Living Room	11'7 x 9'7			x	3			
Main	Dining Room	11'7 x 6'7			x	4			
Main	Primary Bedroom	12'0 x 9'7			x	5			
Main	Storage	7'4 x 3'0			x	6			
		x			x	7			
		x			x	8			

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

WOW!! Port Moody-the city of parks, trails and ocean side recreation. Nestled in the trees is this ground level 1 bedroom apartment, perfect for the first time buyer or investor. What a great ground level unit on the quiet side of the building. Unit features an updated bath, laminate floors, large in suite storage room with barn doors. What a rare find with this unit, you will enjoy sitting on the balcony surrounded by trees enjoying mother nature. Well managed building with some recent updates completed. Unit offers a in suite storage, large bedroom and formal area, slider door to balcony. Just a short walk to Seaview Elementary and close to transit. just a short drive to brewery row where you can enjoy your favourite craft brewery, easy access to SFU, Skytrain and shopping.



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Active
R3058763
Board: V
Apartment/Condo

306 2958 SILVER SPRINGS BOULEVARD

Coquitlam
Westwood Plateau
V3E 3R9

Residential Attached

\$479,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$499,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 1	Age: 20
Frontage(metres):	Full Baths: 1	Zoning: RM6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,890.00
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: Yes	P.I.D.: 026-278-251	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: Community	

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 31, PLAN BCS1293, SECTION 14, 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: **Club House, In Suite Laundry, Pool; Outdoor**

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

Finished Floor (Main): **753**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **753 sq. ft.**
Unfinished Floor: **0**
Grand Total: **753 sq. ft.**

Units in Development: **237**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$371.63**
Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **237** Locker:
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	11'10 x 12'10
Main	Dining Room	9'10 x 8'2
Main	Kitchen	9' x 9'
Main	Primary Bedroom	13'5 x 14'8
Main	Den	6'9 x 7'5
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2			
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Sutton Group - 1st West Realty**

Welcome to The Tamarisk by Polygon in Silver Springs, Coquitlam—offering outstanding value for your dollar! This bright 1 bedroom + den home features an open layout with a cozy fireplace, spacious living/dining area, and a private deck facing the quiet side. The kitchen includes a gas range, ample cabinets, and laminate floors. The primary bedroom offers a walk-in closet and relaxing soaker tub, with a versatile den ideal for a home office. Enjoy resort-style amenities: outdoor pool, hot tub, clubhouse, and fitness centre. Steps to SkyTrain, Coquitlam Centre, Lafarge Lake, Douglas College, and more!



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Active
R3057246

Board: V
Apartment/Condo

4307 567 CLARKE ROAD

Coquitlam
Coquitlam West
V3J 3Y2

Residential Attached

\$729,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$729,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: C-7
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,121.43
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 031-518-737	Tax Inc. Utilities?: No
View: Yes : Fantastic South/ West sweeping		Tour: Virtual Tour URL
Complex / Subdiv: 567 Clarke + Como		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **Steps away** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **Yes: Sold "As is Where is" basis only**
Fixtures Rmvd: **Yes: Sold "As is Where is" basis only**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 344 DISTRICT LOT 9 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7495**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Restaurant, Sauna/Steam Room**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Windows - Thermo**

Finished Floor (Main): 850	Units in Development: 364	Tot Units in Strata: 49	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 49	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho Management	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$470.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 850 sq. ft.			
Unfinished Floor: 0			
Grand Total: 850 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100% %**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'1 x 10'6			x	1	Main	4	Yes
Main	Kitchen	12'7 x 8'2			x	2	Main	4	No
Main	Foyer	4'0 x 5'4			x	3			No
Main	Den	6'3 x 5'5			x	4			No
Main	Primary Bedroom	10'0 x 10'8			x	5			No
Main	Walk-In Closet	6'8 x 4'4			x	6			No
Main	Bedroom	9'0 x 8'3			x	7			No
		x			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Clarke & Como by Marcon - Court Ordered Sale - Outstanding South-West sweeping views from the 43rd floor. Surrey City, Fraser River, New Westminister, Burnaby Metro-Town and Downtown Vancouver city views from this split 2 bedroom, 2 full bathroom, plus den boasting 850 sq. ft. with full air conditioning. Dual exterior decks featuring 260 sq ft, one off master bedroom with the other off living room. New laminate flooring throughout foyer, kitchen, dining and living room. Unit condition is average at best. Building facilities are top notch featuring 20,000 sq. ft. of amenities including Sky Lounge, guest suites, B- court, sauna, music room, yoga studio, karaoke room and full service concierge. Located right across the street from Evergreen Burquitlam station. Open Sunday Oct 19 2-4pm



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Active
R3062808

Board: V
Townhouse

208 80 ELGIN STREET

Port Moody
Port Moody Centre
V3H 0M6

Residential Attached

\$959,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$959,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: TWNHSE
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,570.41
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-759-149	Tax Inc. Utilities?: No
View: Yes : PARTIAL MOUNTAIN +INLET		Tour: Virtual Tour URL
Complex / Subdiv: SOPHIA LIVING		
First Nation:		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding, Garage, Underground, Visitor Parking**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Legal: **STRATA LOT 18, PLAN EPS8274, DISTRICT LOT 202, GROUP 1, 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: **Bike Room, Elevator, Garden, In Suite Laundry, Playground**

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

Finished Floor (Main): **590**
Finished Floor (Above): **613**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **27**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,230 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,230 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 7**

Units in Development: **30**
Exposure:
Mgmt. Co's Name: **QUAY MANAGEMENT**
Maint Fee: **\$443.50**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **30** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	7'0 x 3'9			x	1	Main	2	No
Below	Living Room	16'3 x 14'3			x	2	Above	4	Yes
Below	Dining Room	11'9 x 8'7			x	3	Above	3	No
Main	Kitchen	11'5 x 10'1			x	4			
Above	Primary Bedroom	14'2 x 10'0			x	5			
Above	Bedroom	11'5 x 11'2			x	6			
Above	Den	8'5 x 7'8			x	7			
		x			x	8			

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

Looking for city living with a coastal vibe? Welcome to Sophia Living in Port Moody Centre, where your new home offers effortless access to cafés, breweries, bakeries and shoreline trails. This well laid out 2 bedroom + den, 3 bathroom townhome features an open concept main floor with a bright kitchen, spacious living room, and convenient powder room, plus plenty of storage and a sunny balcony with inlet and mountain views. Upstairs, you'll find two bedrooms, two bathrooms, laundry, and an open den — ideal for a home office, reading nook, or a creative playzone for the kids. Ready for a home that takes your lifestyle in the right direction? Call to book a private showing.



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Active
R3018412

Board: V
Townhouse

103 1290 MITCHELL STREET

Coquitlam
Burke Mountain
V3E 0N9

Residential Attached

\$1,199,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,268,000
Meas. Type:	Bedrooms: 5	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 4
Frontage(metres):	Full Baths: 3	Zoning: RT-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,109.21
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-440-100	Tax Inc. Utilities?:
View: Yes :Greenbelt		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 99, PLAN EPS6829, SECTION 7, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, PHASE 3, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 818			Units in Development: 100			Tot Units in Strata: 100			Locker:		
Finished Floor (Above): 738			Exposure:			Storeys in Building: 3					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: AWM Alliance			Mgmt. Co's #: 604-685-3227					
Finished Floor (Below): 317			Maint Fee: \$420.44			Council/Park Apprv?:					
Finished Floor (Basement): 0			Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,873 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,873 sq. ft.											
Suite:			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Basement: None			Restricted Age:						# of Pets: 2		
Crawl/Bsmt. Ht:			# or % of Rentals Allowed:						Cats: Yes Dogs: Yes		
# of Kitchens: 1			Short Term(<1yr)Rnt/Lse Alwd?: No								
			Short Term Lse-Details:								
# of Levels: 3											
# of Rooms: 12											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Kitchen	14' x 8'5	Above	Primary Bedroom	11'7 x 10'10	1	Main	3	No		
Main	Living Room	13'3 x 13'7	Above	Bedroom	11'3 x 10'9	2	Above	4	Yes		
Main	Dining Room	10' x 12'5	Above	Bedroom	11'11 x 8'11	3	Above	3	No		
Main	Bedroom	12'2 x 10'8	Above	Walk-In Closet	6'5 x 4'7	4					
Main	Patio	14'2 x 7'			x	5					
Below	Bedroom	9'5 x 12'2			x	6					
Below	Patio	5'6 x 13'6			x	7					
Below	Foyer	6'7 x 9'2			x	8					

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

Welcome to Forester by Townline, a rare 5 TRUE bedrooms, with windows and closets and 3 FULL bath townhome in beautiful Burke Mountain. This unit is located in the last row, boasts stunning south-facing views of the greenbelt. Enjoy a private patio and backyard perfect for BBQs and relaxing. The spacious double garage fits two full-sized vehicles. Inside, the chef's kitchen features KitchenAid appliances, quartz countertops, and a large island. The master suite includes a walk-in closet, extended storage in crawl space, and ensuite with a soaker tub. Full access to the Canopy Club with outdoor pool, lounge, gym, and more. Steps from trails, shopping, and schools. The origi owner has taken meticulous care of this home, ensuring it's in pristine condition. Openhouse Sat, Nov 15 2-4 pm