



Presented by:
P.A. 'Doc' Livingston PREC*

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



Active
R2743015
Board: V
House/Single Family

814 MILLER AVENUE

Coquitlam
Coquitlam West
V3J 4K6

Residential Detached

\$1,799,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,799,900**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1957**
Frontage(feet): **0.00** Bathrooms: **4** Age: **66**
Frontage(metres): **0.00** Full Baths: **3** Zoning:
Depth / Size: Half Baths: **1** Gross Taxes: **\$5,038.58**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2021**
Lot Area (acres): **0.00** P.I.D.: **008-983-861** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, 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:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Carport; Multiple**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Legal: **LOT 60, PLAN NWP28471, DISTRICT LOT 367, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

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

Finished Floor (Main):	1,369	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Above	Living Room	15'2 x13'11			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Kitchen	16'9 x12'5			x	Above	4
Finished Floor (Below):	1,345	Above	Dining Room	12'6 x10'2			x	Above	3
Finished Floor (Basement):	0	Above	Primary Bedroom	10'0 x14'8			x	Below	4
		Above	Bedroom	11'1 x11'3			x	Below	2
Finished Floor (Total):	2,714sq. ft.	Above	Bedroom	12'8 x11'3			x		
Unfinished Floor:	0	Below	Kitchen	10'4 x8'			x		
Grand Total:	2,714sq. ft.	Below	Dining Room	9'9 x8'11			x		
		Below	Living Room	13'9 x10'10			x		
		Below	Bedroom	11'3 x11'1			x		
		Below	Bedroom	12'10 x14'3			x		
		Below	Bedroom	15' x9'2			x		
		Main	Laundry	11'1 x5'			x		
Suite: Unauthorized Suite		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement:		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:		# of Levels: 2			ByLaw Restrictions:				
# of Kitchens: 2		# of Rooms: 13							

Listing Broker(s): **RE/MAX Commercial Advantage**

RE/MAX Commercial Advantage

RE/MAX Commercial Advantage

Pleased to present the opportunity to acquire this residential property with assembly and development potential in the Miller Grant pocket of Coquitlam West. This 6 bdr and 4 bathroom house is on the corner of Miller Ave and Adiron Ave, this coveted corner lot home has lane access & a large Back-yard and attached oversized sundeck perfect for family gathering. This area is ideal for a townhome development due to its quiet streets, well-kept houses, parks, as well as transit, schools and necessary services within walking distance. As this area develops, it is guaranteed to attract many families to fill the townhomes. Buyers Agent or Buyers must verify zoning and designation with the City. NO SAME DAY SHOWINGS, ALLOW 2 DAY NOTICE FOR SHOWINGS.



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Active
R2696128
 Board: V
 House/Single Family

1426 STRAWLINE HILL STREET
 Coquitlam
 Burke Mountain
 V3E 0L6

Residential Detached
\$1,899,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$2,499,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
 Frontage(feet): **0.00** Bathrooms: **4** Age: **7**
 Frontage(metres): Full Baths: **3** Zoning:
 Depth / Size: Half Baths: **1** Gross Taxes: **\$6,334.76**
 Lot Area (sq.ft.): **5,118.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.12** P.I.D.: **029-652-944** Tax Inc. Utilities?:
 Flood Plain: **Exempt** Tour:
 View: **Yes: MOUNTAIN**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Concrete Block, Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Forced Air, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**
 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Total Parking: **4** 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.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 21, PLAN EPP50859, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,286	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,369	Main	Family Room	16'4 x 16'3	Below	Recreation Room	21'4 x 15'10	Floor	#Pcs
Finished Floor (AbvMain2):	833	Main	Living Room	18'1 x 11'6	Below	Storage	16'4 x 10'3	Main	2
Finished Floor (Below):	0	Main	Dining Room	18'0 x 10'9			x	Below	4
Finished Floor (Basement):	0	Main	Kitchen	18'5 x 8'7			x	Above	4
Finished Floor (Total):	3,488sq. ft.	Main	Foyer	11'1 x 7'2			x	Above	4
Unfinished Floor:	0	Main	Pantry	5'4 x 5'0			x		
Grand Total:	3,488sq. ft.	Above	Primary Bedroom	16'1 x 17'1			x		
		Above	Bedroom	16'5 x 10'5			x		
		Above	Bedroom	12'1 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'1 x 14'3			x		
		Above	Laundry	9'0 x 5'11			x		
Suite: Other		Above	Walk-In Closet	9'0 x 9'2			x		
Basement: Fully Finished		Below	Bedroom	9'11 x 9'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 15	MHR#:			CSA/BCE:		Maint. Fee:		
ByLaw Restrictions:									

Listing Broker(s): **Royal Pacific Realty Corp.**

Beautiful single family house in Burke Mountain! 5 bedrooms, 4 bathroom, 5118 Sqft lot size. Main floor features open concept living room, loft ceiling, Gorgeous Kitchen with bar style kitchen Island, Gas cooktop, Wine Cooler. There is 4 bedrooms upstairs including master bedroom with walk-in closet and in-suite. ONE BEDROOM, rec room and full bathroom in the basement. Walking distance to Parks and trails, Transit and School. This is a Court Order sale and house to be sold "where is as is".



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Active
R2741568
Board: V
House/Single Family

1411 KINGSTON STREET

Coquitlam
Burke Mountain
V3E 0K5

Residential Detached

\$2,350,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,350,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2013
Frontage(feet): 124.00	Bathrooms: 6	Age: 10
Frontage(metres): 37.80	Full Baths: 6	Zoning: RS1
Depth / Size: 115.45	Half Baths: 0	Gross Taxes: \$7,634.73
Lot Area (sq.ft.): 14,316.00	Rear Yard Exp: Southeast	For Tax Year: 2021
Lot Area (acres): 0.33	P.I.D.: 029-021-553	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, 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:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **3** Covered Parking: **7** Parking Access: **Front**
Parking: **Garage; Triple, Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
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 12, PLAN BCP51910, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features:

Finished Floor (Main):	2,025	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,549	Main	Living Room	18'3" x 16'3"	Bsmt	Recreation Room	22'0" x 13'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6" x 11'6"	Bsmt	Bedroom	12'0" x 10'0"	Main 3
Finished Floor (Below):	0	Main	Kitchen	16'0" x 10'0"	Bsmt	Bedroom	12'0" x 10'0"	Above 6
Finished Floor (Basement):	1,824	Main	Wok Kitchen	8'0" x 5'0"	Bsmt	Living Room	17'0" x 8'0"	Above 4
Finished Floor (Total):	5,398sq. ft.	Main	Nook	11'0" x 11'0"	Bsmt	Kitchen	24'0" x 16'0"	Above 3
Unfinished Floor:	0	Main	Bedroom	15'3" x 10'0"			x	Bsmt 3
Grand Total:	5,398sq. ft.	Main	Mud Room	13'0" x 10'0"			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'0" x 17'0"			x	
Suite: Legal Suite		Above	Bedroom	15'0" x 10'0"			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	14'0" x 12'0"			x	
		Above	Bedroom	13'7" x 10'5"			x	
		Above	Study	17'0" x 10'0"			x	
		Bsmt	Media Room	16'0" x 11'0"			x	

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

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

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

Featuring a 5398 sq ft house sitting on a 14,136 sq ft lot! The home includes a very spacious main level with a living/dining room flowing through to the dining/kitchen & eating area, wok kitchen, massive laundry room, bedroom and full bath on the main. Top level has 4 bedrooms and 3 bathrooms. Downstairs includes rec & theatre room plus a 2 bedroom suite. Close to many parks & trails such as Sheffield Park, Coquitlam Lake, Minnekhada Park & Trail, Coquitlam River Park and more. Near Shoppers, 7 eleven, River Springs Community Centre, Body Zone Fitness, Chelsea Off leash Dog Park, G & A Market, and more. School Catchment: Smiling Creek Elementary & Minnekhada Middle & Terry Fox Secondary. French: École Coquitlam River Elementary & École Kwayhqitlum Middle & École Riverside Secondary.