



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
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**Active**  
**R3019616**  
Board: V  
House/Single Family

**1939 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E7

Residential Detached

**\$1,290,000** (LP)

(SP)



|                                    |                                                        |                                    |
|------------------------------------|--------------------------------------------------------|------------------------------------|
| Sold Date:                         | If new, GST/HST inc?: <b>No</b>                        | Original Price: <b>\$1,290,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms: <b>3</b>                                     | Approx. Year Built: <b>1958</b>    |
| Frontage(feet): <b>55.00</b>       | Bathrooms: <b>1</b>                                    | Age: <b>67</b>                     |
| Frontage(metres): <b>16.76</b>     | Full Baths: <b>1</b>                                   | Zoning: <b>RS1</b>                 |
| Depth / Size: <b>122</b>           | Half Baths: <b>0</b>                                   | Gross Taxes: <b>\$4,666.33</b>     |
| Lot Area (sq.ft.): <b>6,710.00</b> | Rear Yard Exp:                                         | For Tax Year: <b>2023</b>          |
| Lot Area (acres): <b>0.15</b>      | P.I.D.: <b>010-258-825</b>                             | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain: <b>No</b>             | Tour:                                                  |                                    |
| View: <b>No :</b>                  |                                                        |                                    |
| Complex/Subdiv:                    |                                                        |                                    |
| First Nation Reserve:              |                                                        |                                    |
| Services Connected:                | <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                    |
| Sewer Type: <b>City/Municipal</b>  | Water Supply: <b>City/Municipal</b>                    |                                    |

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

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

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

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

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

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

**Court order Sale, 3 bedroom rancher with lane in a redeloptment area. Ideal for investor to rent and hold untill such time of land assembly.**



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**Active**  
**R3003997**  
Board: V  
House/Single Family

**701 DELESTRE AVENUE**

Coquitlam  
Coquitlam West  
V3K 2G1

Residential Detached

**\$2,599,000** (LP)

(SP)



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

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple, Open**  
Driveway Finish:  
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus: **1/2 BLOCK**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
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    |
| Finished Floor (Total):    | 5,612sq. ft.   | Main                | Eating Area     | 9' x 9'             |       |             | x          | Main      | 4    |
|                            |                | 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. This custom-built 5500sqft+ luxury 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 of Coquitlam. 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. Court approval required. Priced well under assessment value \$3,774,000.00 - Please refer to floorplan for measurements.**