



Presented by:
Doc Livingston PREC*

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



Active
R3082407
Board: V
House/Single Family

1939 WESTMINSTER AVENUE

Port Coquitlam
Glenwood PQ
V3B 1E7

Residential Detached

\$999,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$999,000**
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** Total Parking: **2** Covered Parking: **0** Parking Access: **Front, Lane**
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: Reno. Year:
of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Forced Air** R.I. Plumbing:
Outdoor Area: **Patio(s)** Fixtures Leased: **No**
Type of Roof: **Asphalt** 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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	0'0 x 0'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	0'0 x 0'0			x	
Finished Floor (Basement):	0	Main	Dining Room	0'0 x 0'0			x	
Finished Floor (Total):	1,744sq. ft.	Main	Recreation Room	0'0 x 0'0			x	
Unfinished Floor:	0	Main	Primary Bedroom	0'0 x 0'0			x	
Grand Total:	1,744sq. ft.	Main	Bedroom	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	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
R3082592
Board: V
House/Single Family

2210 DAWES HILL ROAD

Coquitlam
Cape Horn
V3K 1N3

Residential Detached

\$1,349,000 (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**
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **1985**
Rain Screen: **No**
Metered Water: **No**
R.I. Plumbing:

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,445	Above	Primary Bedroom	15'1 x 13'9	Bsmt	Den	11'6 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Bedroom	12'1 x 9'11	Bsmt	Media Room	17'7 x 12'9	Main 2
Finished Floor (Below):	0	Above	Bedroom	11'9 x 9'11	Bsmt	Laundry	15'3 x 10'6	Bsmt 3
Finished Floor (Basement):	1,219	Above	Bedroom	11'5 x 8'3	Bsmt	Patio	40'4 x 10'6	Above 3
Finished Floor (Total):	3,886sq. ft.	Above	Walk-In Closet	8'10 x 6'6	Main	Other	19'4 x 20'3	Above 3
Unfinished Floor:	0	Main	Living Room	19'6 x 13'7			x	
Grand Total:	3,886sq. ft.	Main	Dining Room	15'1 x 11'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	16'2 x 12'11			x	
		Main	Family Room	7'8 x 12'11			x	
		Main	Office	12'4 x 9'			x	
		Main	Foyer	13'7 x 10'6			x	
		Main	Patio	39'4 x 15'1			x	
		Bsmt	Family Room	21'9 x 12'11			x	

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

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

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

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

Sitting high at the top of Dawes Hill Road this 41 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. Basement has grade level self contained apartment. Thursday March 5th open house 4:00 to 5:00 pm. Thank you.



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Active
R3085047
Board: V
House/Single Family

1791 LANGAN AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1K8

Residential Detached
\$1,368,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,398,888
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1961
Frontage(feet): 66.00	Bathrooms: 2	Age: 65
Frontage(metres): 20.12	Full Baths: 2	Zoning: SFD
Depth / Size: 124.9	Half Baths: 0	Gross Taxes: \$5,255.17
Lot Area (sq.ft.): 8,243.40	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	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Forced Air	Fixtures Rmvd: :		
Outdoor Area: None	Floor Finish:		
Type of Roof: Asphalt			

Legal: **LOT 59, PLAN NWP30534, DISTRICT LOT 255, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,140	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 9'0			x	Main 4
Finished Floor (Below):	740	Main	Kitchen	11'0 x 11'0			x	Below 4
Finished Floor (Basement):	0	Main	Bedroom	11'0 x 11'0			x	
Finished Floor (Total):	1,880sq. ft.	Main	Bedroom	11'0 x 8'0			x	
Unfinished Floor:	0	Main	Bedroom	11'0 x 11'0			x	
Grand Total:	1,880sq. ft.	Below	Recreation Room	27'0 x 12'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	11'0 x 7'0			x	
		Below	Bedroom	11'6 x 11'0			x	
Suite:							x	
Basement: Partly Finished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

A unique opportunity in a desirable Port Coquitlam location. Prime corner parcel with potential for future lane access. Development possibilities may include subdivision into two lots, each potentially accommodating a laneway home or exploring duplex configurations. Frontage adjustments onto the side street may further enhance site coverage & visibility. Property is located in an area where a fourplex may be permitted, subject to City approvals, zoning verification & buyer's independent due diligence. All development potential must be verified by the buyer with the City of Port Coquitlam. Multiple possibilities here: hold, redevelop, rebuild, or generate income.



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Active
R3069772
Board: V
House/Single Family

1640 SPRAY AVENUE
Coquitlam
Harbour Place
V3J 5Y6

Residential Detached
\$1,655,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,655,000**
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: _____
of Fireplaces: _____ R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'3 x 15'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'1 x 8'6			x	Main 2
Finished Floor (Below):	796	Main	Kitchen	11'3 x 14'3			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'2 x 12'2			x	Below 3
Finished Floor (Total):	2,031 sq. ft.	Main	Bedroom	9'2 x 11'11			x	
Unfinished Floor:	0	Main	Bedroom	12'9 x 9'1			x	
Grand Total:	2,031 sq. ft.	Below	Recreation Room	16'7 x 14'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Office	16'7 x 7'9			x	
		Below	Laundry	6'6 x 7'6			x	
		Below	Foyer	12'3 x 11'4			x	
Suite: None							x	
Basement: Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 10	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
R3084383
Board: V
House/Single Family

3574 HARPER ROAD

Coquitlam
Burke Mountain
V3E 0P2

Residential Detached

\$2,350,000 (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): **1.00** Bathrooms: **4** Age: **5**
 Frontage(metres): **0.30** 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**

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: _____

Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: **0**
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,203	Main	Living Room	16'8" x 16'	Bsmt	Kitchen	17' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16' x 13'			x	Abv Main 2 3
Finished Floor (Basement):	1,221	Main	Bedroom	11' x 11'			x	Abv Main 2 3
							x	Bsmt 3
Finished Floor (Total):	3,651 sq. ft.	Above	Primary Bedroom	18' x 12'6"			x	
Unfinished Floor:	0	Above	Bedroom	12'8" x 12'4"			x	
Grand Total:	3,651 sq. ft.	Above	Bedroom	11'4" x 10'2"			x	
		Above	Bedroom	10'8" x 10'4"			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
		Bsmt	Bedroom	13'5" x 10'9"			x	
Suite: Legal Suite		Bsmt	Bedroom	11'11" x 9'11"			x	
Basement: Full		Bsmt	Living Room	16' x 15'			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 2	# of Rooms: 12	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.



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Active
R3061573
Board: V
House/Single Family

1100 COMO LAKE AVENUE

Coquitlam
Central Coquitlam
V3J 3N8

Residential Detached

\$2,798,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,998,000
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 2022
Frontage(feet): 63.00	Bathrooms: 9	Age: 4
Frontage(metres): 19.20	Full Baths: 7	Zoning: SFD
Depth / Size: 125.00	Half Baths: 2	Gross Taxes: \$9,890.69
Lot Area (sq.ft.): 7,875.00	Rear Yard Exp: South	For Tax Year: 2024
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:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Mixed, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**
Parking: **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 :NIL**
Fixtures Rmvd: **No**
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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,523	Main	Living Room	17'4 x 11'10	Above	Bedroom	11'11 x 11'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	21'6 x 15'4	Above	Bedroom	13'8 x 12'2	Main 2
Finished Floor (Below):	2,004	Main	Kitchen	16'10 x 15'11	Above	Walk-In Closet	8'2 x 4'11	Above 4
Finished Floor (Basement):	0	Main	Mud Room	10'2 x 7'0	Above	Walk-In Closet	11'8 x 7'3	Above 4
Finished Floor (Total):	5,531 sq. ft.	Main	Dining Room	13'5 x 11'10	Above	Walk-In Closet	4'6 x 3'9	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	14'2 x 7'1	Below	Living Room	15'2 x 15'	Above 4
Grand Total:	5,531 sq. ft.	Main	Bedroom	13'8 x 12'2	Below	Dining Room	10'3 x 9'5	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	13'3 x 8'11	Below	Kitchen	9'0 x 8'11	Below 4
		Main	Office	13'3 x 8'11	Below	Bedroom	13'4 x 8'3	Below 2
		Main	Patio	25'11 x 10'1	Below	Bedroom	10'5 x 9'9	Below 4
		Main	Porch (enclosed)	28'4 x 4'8	Below	Media Room	13'5 x 9'0	Main 4
		Above	Primary Bedroom	19'3 x 17'10	Below	Bar Room	10'7 x 7'7	
		Above	Bedroom	14'3 x 11'11	Below	Patio	32'5 x 9'3	

Suite: **Legal Suite**
Basement: **Fully Finished**
Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **29**

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 a refined mix of tile and hardwood flooring with radiant heat throughout. Enjoy a gourmet kitchen with a separate spice kitchen, Fisher & Paykel appliances, gas range and wine cooler. Fully air conditioned with smart Wi-Fi controls for lighting and window coverings. The main floor offers high ceilings and an electric fireplace. Four laundry sets and built-in vacuum add convenience. A legal 2-bedroom suite provides a mortgage helper or space for extended family. Outdoor areas include a putting green, patios, decks and a welcoming front porch ideal for relaxing or entertaining. Equipped with a 6-camera surveillance and alarm system.



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Active
R3003997
Board: V
House/Single Family

701 DELESTRE AVENUE

Coquitlam
Coquitlam West
V3K 2G1

Residential Detached

\$2,799,000 (LP)

(SP)



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: 16
Frontage(metres): 28.96	Full Baths: 7	Zoning: RS-1
Depth / Size: irregular	Half Baths: 0	Gross Taxes: \$14,812.85
Lot Area (sq.ft.): 10,248.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.24	P.I.D.: 006-319-831	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas	
First Nation Reserve:	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	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas, Radiant	Floor Finish:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

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
Unfinished Floor:	0	Main	Laundry	10' x 10'			x	Above 4
Grand Total:	5,612sq. ft.	Below	Bedroom	12' x 12'			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12' x 12'			x	Main 4
		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 \$3,324,000 initial offer can have subjects/conditions - please contact for more info on the court process.