



Presented by:  
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**Active**  
**R2483867**  
Board: V  
House/Single Family

**836 GROVER AVENUE**  
Coquitlam  
Coquitlam West  
V3J 3E2

Residential Detached  
**\$1,179,000** (LP)  
(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **8,806.00**  
Flood Plain: **No**  
Rear Yard Exp:  
Council Apprv?:  
If new, GST/HST inc?:

Frontage (feet): **74.00**  
Bedrooms: **3**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**

Original Price: **\$1,179,000**  
Approx. Year Built: **1961**  
Age: **59**  
Zoning: **RS1**  
Gross Taxes: **\$4,939.54**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **000-645-010**  
Tour:

View: **Yes: Mountain from second floor**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: **2** Dist. to School Bus: **4**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **LOT 8, PLAN NWP20732, DISTRICT LOT 366, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 13'0			x			x
Main	Dining Room	10'0 x 9'0			x			x
Main	Kitchen	15'0 x 9'0			x			x
Main	Master Bedroom	11'0 x 10'0			x			x
Main	Bedroom	10'0 x 8'0			x			x
Main	Bedroom	12'0 x 8'0			x			x
Above	Living Room	12'0 x 12'0			x			x
Above	Workshop	10'0 x 9'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,112</b>	# of Rooms:	<b>8</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>3</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>1,000</b>	Suite:	<b>None</b>		4							Pool:
Finished Floor (Total):	<b>2,112 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Grg Dr Ht:
Grand Total:	<b>2,112 sq. ft.</b>	Basement:	<b>Partly Finished</b>		6							
					7							
					8							

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

**Excellent opportunity for investment property seekers or for those who are looking to build their dream home. Large, 8800 sq ft, Corner lot with back lane access, located in a desirable neighborhood of West Coquitlam. Walking distance to parks, schools, shops, transit, and Skytrain.**