



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
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**Active**  
**R2623594**

Board: V  
House/Single Family

**2210 DAWES HILL ROAD**

Coquitlam  
Cape Horn  
V3K 1N3

Residential Detached

**\$1,599,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,599,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1985**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **36**  
Frontage(metres): Full Baths: **3** Zoning: **RS3**  
Depth / Size: **0.00** Half Baths: **1** Gross Taxes: **\$4,277.36**  
Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: For Tax Year: **2020**  
Lot Area (acres): **0.14** P.I.D.: **000-466-778** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: **Yes: Fraser, south**  
Complex/Subdiv:  
Services Connected: **Community, Electricity, Sanitary Sewer, Septic, Water**

Sewer Type: **Community**

Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:  
Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt, Other**

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

Total Parking: **2** 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: **:**  
Floor Finish: **Laminate, Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 197, PLAN NWP66675, DISTRICT LOT 65, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,414	Above	Bedroom	10'0 x 10'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Master Bedroom	10'0 x 10'0			x	Main 2
Finished Floor (Below):	0	Above	Bedroom	10'0 x 10'0			x	Above 3
Finished Floor (Basement):	1,182	Above	Bedroom	10'0 x 10'0			x	Above 3
Finished Floor (Total):	3,876sq. ft.	Above	Games Room	10'0 x 10'0			x	Bsmt 3
Unfinished Floor:	0	Above	Laundry	10'0 x 10'0			x	
Grand Total:	3,876sq. ft.	Main	Living Room	10'0 x 10'0			x	
		Main	Dining Room	10'0 x 10'0			x	
		Main	Kitchen	10'0 x 10'0			x	
		Main	Family Room	10'0 x 10'0			x	
		Main	Den	10'0 x 10'0			x	
Suite:				x			x	
Basement: <b>Fully Finished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Well laid out and bright home over a 6,000SF lot on 2 levels with walk out basement suite, and southern views to the Fraser. The home has 4 bedrooms including a games room on top floor and 3 bathrooms. Bsmt is fully finished with separate access, excellent mortgage helper. Updated with newer roof, gutters, hot water tank, plumbing, flooring, paint, fixtures, bathrooms, kitchen, and some appliances. Tons of natural light, large double car garage and located across the street from a park. Great location close to transit, schools, tennis courts, easy access to highway and within the SD43 school catchment.**



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**Active**  
**R2618761**  
Board: V  
House with Acreage

**2030 RIDGE MOUNTAIN DRIVE**

Port Moody  
Anmore  
V3H 0G7

Residential Detached

**\$3,300,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,300,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2018**  
Frontage(feet): **121.47** Bathrooms: **8** Age: **3**  
Frontage(metres): **37.02** Full Baths: **6** Zoning: **RS1**  
Depth / Size: **350.82021** Half Baths: **2** Gross Taxes: **\$20,472.89**  
Lot Area (sq.ft.): **43,560.00** Rear Yard Exp: For Tax Year: **2021**  
Lot Area (acres): **1.00** P.I.D.: **028-861-124** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: Burrard Inlet & Gulf Islands**  
Complex/Subdiv: **Pinnacle Ridge Estates**  
Services Connected: **Community, Electricity, Natural Gas, Water**

Sewer Type: **Septic**

Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Heat Pump, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Triple**  
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 :There shouldn't be but we can't say for sure**  
Fixtures Rmvd: **No :There shouldn't be but we can't say for sure**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 15 SECTION 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP50736**

Amenities: **Air Cond./Central, Sauna/Steam Room**

Site Influences: **Cul-de-Sac, Paved Road, Private Yard**

Features: **Air Conditioning, Sprinkler - Fire, Sprinkler - Inground**

Finished Floor (Main):	2,593	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,622	Main	Dining Room	15' x 13'6	Above	Bedroom	15' x 13'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Den	15'8 x 12'	Above	Bedroom	13' x 15'	Main	5
Finished Floor (Below):	0	Main	Living Room	15' x 19'6	Above	Bedroom	15' x 13'	Main	2
Finished Floor (Basement):	2,000	Main	Great Room	19'6 x 15'6	Above	Loft	11' x 11'	Above	5
Finished Floor (Total):	7,215sq. ft.	Main	Kitchen	19'6 x 22'			x	Above	4
Unfinished Floor:	0	Main	Bedroom	13'6 x 15'	Bsmt	Recreation Room	24' x 14'6	Above	3
Grand Total:	7,215sq. ft.	Main	Foyer	16' x 11'	Bsmt	Media Room	29' x 14'	Above	3
		Main	Wok Kitchen	0' x 0'	Bsmt	Bedroom	11' x 11'	Bsmt	3
				x	Bsmt	Kitchen	11' x 13'6	Bsmt	2
Flr Area (Det'd 2nd Res):	sq. ft.			x	Bsmt	Living Room	17'8 x 16'4		
				x			x		
				x			x		
Suite: <b>Legal Suite</b>		Above	Master Bedroom	15'6 x 22'			x		
Basement: <b>Full</b>									
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>3</b>	# of Rooms: <b>18</b>	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

**COURT ORDERED SALE!!** This +/- 1 acres luxury estate affords panoramic views of the Gulf Islands, North Shore Mountains and Burrard Inlet and is located in the exclusive "PINNACLE RIDGE ESTATES" in Anmore. This is the epitome of the resort lifestyle with extensive landscaping (including water feature, hot tub, outdoor kitchen, heated driveway & captivating views), elegant foyer, chef's kitchen with Miele Professional Appliances, wok kitchen, steam shower & sauna, theatre room with full bar and wine cellar, custom millwork, lavish sculptural elements, gorgeous material, refined finishes and an abundance of privacy. This +/- 7,215 Sq. Ft., 6 Bedroom, 8 Bathroom Trophy Estate Home is a must see!