



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

eXp Realty  
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**Active**  
**R2444356**

Board: V  
House/Single Family

**1392 KENNEY STREET**

Coquitlam  
Westwood Plateau  
V3E 2R1

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>52.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1991</b>
Depth / Size: <b>97</b>	Bathrooms:	<b>4</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>5,024.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS4</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,346.05</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>015-139-697</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Wood**

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

Metered Water:

Total Parking: **2** Covered Parking: **6** Parking Access:  
Parking: **Garage; Double, Open**

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: :  
Floor Finish:

Legal: **STRATA LOT 40, PLAN NWP83458, DISTRICT LOT 4838, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Bsmt	Living Room	18' x 15'6"			x
Main	Dining Room	12' x 9'	Bsmt	Bedroom	11' x 8'6"			x
Main	Kitchen	15' x 14'	Bsmt	Bedroom	14' x 8'			x
Main	Den	9'6" x 9'6"	Bsmt	Bedroom	11'6" x 7'			x
Main	Family Room	12'0" x 10'			x			x
Above	Master Bedroom	15' x 14'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	13' x 12'			x			x
Bsmt	Dining Room	14' x 8'5"			x			x

Finished Floor (Main): **1,200**  
Finished Floor (Above): **1,300**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,300**  
Finished Floor (Total): **3,800 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,800 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **3** Beds not in Basement: **4**  
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Above	5	Yes
2	Above	4	No
3	Main	2	No
4	Bsmt	3	No
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **RE/MAX All Points Realty**

**This CORNER LOT home is situated in the much sought after Westwood Plateau area. From the time you enter the tiled foyer of this home & notice the elegant curved staircase you will be impressed by all the features this home has to offer. The formal sunken living room features a mantled gas F/P. The dining room has a hutch set back. The gourmet kitchen w/sunlight ceiling is open, bright & white. There is also a generous eating area in the kitchen. Sliding glass doors lead out onto a south facing sundeck. Adjoining the kitchen is a cozy sunken family room w/fireplace for those chilly winter evenings. Four bedrooms upstairs! Basement with potential in law or nanny accommodations with additional three bedrooms and full bath. 'AS IS-WHERE IS'.**



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**Active**  
**R2434608**  
Board: V  
House/Single Family

**2975 COMO LAKE AVENUE**

Coquitlam  
Meadow Brook  
V3C 2B7

Residential Detached

**\$595,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **7,410.00**  
Flood Plain: **No**  
Rear Yard Exp: **East**  
Council Apprv?:  
If new, GST/HST inc?: **Yes**

Frontage (feet): **0.00**  
Bedrooms: **5**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**

Original Price: **\$619,900**  
Approx. Year Built: **9999**  
Age: **-7979**  
Zoning: **RES**  
Gross Taxes: **\$2,725.78**  
For Tax Year: **2018**  
Tax Inc. Utilities?:  
P.I.D.: **004-274-105**  
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Basement Entry**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Other**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal, Community** Metered Water: **N**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **1** Parking Access: **Side**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **4 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Concrete, Mixed**

Legal: **LOT 262, PLAN NWP50951, DISTRICT LOT 378, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Shared Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Private Yard, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'9 x 8'4			x			x
Main	Bedroom	12'5 x 11'9			x			x
Main	Bedroom	9'11 x 9'5			x			x
Main	Living Room	19'3 x 17'6			x			x
Main	Kitchen	17'4 x 11'1			x			x
Main	Other	19' x 16'			x			x
Below	Bedroom	10'3 x 9'7			x			x
Below	Bedroom	10'3 x 10'			x			x
Below	Flex Room	12'6 x 6'9			x			x
		x			x			x
Finished Floor (Main):	<b>1,051</b>	# of Rooms: <b>9</b>	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>417</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,468 sq. ft.</b>	Crawl/Bsmt. Height: <b>4'</b>	4					Garage Sz: <b>273sqft</b>
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5					Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl, Full, Partly Finished</b>	6					
Grand Total:	<b>1,468 sq. ft.</b>		7					
			8					

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

**Corner lot. Easy access to all Roadways. Near Coquitlam Center, all schools. West Coast Express & more. House needs lots of TLC. Open house Sunday March 15th 2/4 pm. Court date, time, location, and price will be posted on this listing.**