



Presented by:
Nicky Tu PREC*

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Active
R2341878
Board: V
House/Single Family

1315 PITT RIVER ROAD

Port Coquitlam
Citadel PQ
V3C 1N8

Residential Detached

\$679,800 (LP)

(SP)



Sold Date:	Frontage (feet):	34.17	Original Price: \$725,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1914
Depth / Size:	Bathrooms:	2	Age: 105
Lot Area (sq.ft.): 4,168.00	Full Baths:	2	Zoning: RS-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,464.91
Rear Yard Exp: East	Council Apprv?:		For Tax Year: 2018
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 001-501-712
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Other**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carpport; Single**
Dist. to Public Transit: **IMMEDIAT** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Other**

Legal: **LOT 1, PLAN NWP2309, DISTRICT LOT 232, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 12'0			x			x
Main	Kitchen	10'0 x 10'0			x			x
Main	Dining Room	7'0 x 12'0			x			x
Main	Bedroom	9'0 x 11'4			x			x
Main	Master Bedroom	9'8 x 16'0			x			x
Main	Bedroom	9'8 x 14'0			x			x
Bsmt	Kitchen	11'0 x 10'0			x			x
Bsmt	Bedroom	13'0 x 10'0			x			x
Bsmt	Bedroom	12'0 x 11'0			x			x
Bsmt	Living Room	20'0 x 16'0			x			x

Finished Floor (Main): 1,128	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 1,015	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total): 2,143 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 113	Beds in Basement: 2 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total: 2,256 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Three bedroom house with a basement. Lane access. It is immediate to bus route and Mary Hill Bypass for easy commute. Interior pictures are not available at this time. Not many houses available in this price range with suite.



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Active
R2368636

Board: V
House/Single Family

2827 COMMONWEALTH STREET

Port Coquitlam
Glenwood PQ
V3B 5V6

Residential Detached

\$699,800 (LP)

(SP)



Sold Date: Frontage (feet): **49.99** Original Price: **\$699,800**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**
 Depth / Size: **108** Bathrooms: **3** Age: **39**
 Lot Area (sq.ft.): **5,400.00** Full Baths: **2** Zoning: **RS-1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,519.76**
 Rear Yard Exp: **West** Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-164-958**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, RV Parking Avail.**
 Dist. to Public Transit: **1** Dist. to School Bus: **1.5**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 342 DISTRICT LOT 466 GROUP 1 NEW WESTMINSTER LAND DISTRICT PLAN 53730**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'3 x 11'6			x			x
Main	Family Room	11'9 x 9'0			x			x
Main	Master Bedroom	13'3 x 10'0			x			x
Main	Bedroom	9'10 x 9'0			x			x
Main	Bedroom	9'0 x 8'0			x			x
Bsmt	Kitchen	11'3 x 8'3			x			x
Bsmt	Living Room	16'2 x 13'7			x			x
Bsmt	Dining Room	13'0 x 10'7			x			x
Bsmt	Laundry	5'0 x 3'0			x			x
Bsmt	Foyer	12'0 x 6'0			x			x

Finished Floor (Main):	1,152	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	770	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total):	1,922 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	1,922 sq. ft.	Basement: Fully Finished, Partly Finished, Separate Entry	6				
			7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

Located 1 block from Imperial play park with grass play area, kids swing and tennis court. Close to bus stop, Lougheed Hwy and a few blocks to a school. Oxford market is close with all sorts of trendy shops and restaurants. No Frills a few blks away. Clean basement home with a unique layout for an in-law accommodation. The upper master bedroom is walled off from the rest of the upstairs, used as a bedroom for your in-laws in the basement. Some upgrades include, bath kitchens, flooring and paints. Lots of open driveway parking as well as a single garage. Nice large fully fenced backyard with lots of trees for privacy. Basement with separate entry and a shared laundry. Home needs some work-perfect for investor or renovator.



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Active
R2382359

Board: V
House/Single Family

4088 COAST MERIDIAN ROAD

Port Coquitlam
Oxford Heights
V3B 0M5

Residential Detached

\$1,049,000 (LP)

(SP)



Sold Date: Frontage (feet): **41.00** Original Price: **\$1,049,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**
 Depth / Size: **102** Bathrooms: **4** Age: **2**
 Lot Area (sq.ft.): **4,024.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$2,505.09**
 Rear Yard Exp: **East** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-787-891**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **WAKINS CREEK**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Hardi Plank, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Full**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double, Open**
 Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No : SOLD AS IS WHERE IS**
 Fixtures Rmvd: **No : SOLD AS IS WHERE IS**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 2 SECTION 7 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN EPP57525**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12' x 14'10"	Above	Walk-In Closet	9'2 x 5'8			x
Main	Kitchen	16'10 x 10'9	Bsmt	Bedroom	14'3 x 12'4			x
Main	Dining Room	12'9 x 9'2	Bsmt	Bedroom	11'3 x 11'3			x
Main	Laundry	8'0 x 7'4	Below	Recreation	18'11 x 18'0			x
Main	Office	11'8 x 9'9			x			x
Main	Foyer	10' x 7'0			x			x
Above	Master Bedroom	14'9 x 14'2			x			x
Above	Bedroom	12'9 x 11'0			x			x
Above	Bedroom	12'6 x 13'2			x			x
Above	Media Room	11'4 x 8'0			x			x

Finished Floor (Main): **1,072**
 Finished Floor (Above): **1,015**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,084**
 Finished Floor (Total): **3,171 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **3,171 sq. ft.**

of Rooms: **14**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **3**
 Basement: **Full, Fully Finished**

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

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

Listing Broker(s): **Royal LePage West R.E.S.**

WOW!! What a beautiful home-pride of ownership shines here. Near new home built by Gold Creek Dev. Fully finished all 3 floors. Features include; hardwood floors throughout, 9' ceilings, gorgeous kitchen that offers large entertaining island with quartz counters and adjoining family room and dining area to give it a great room feel. Upstairs features incl. large bedrooms, master suite has walk in closet and 5 pc. ensuite, kids bedroom has cheater door to main bath which has a separate gaming area. Basement is ideal for a grandparent to nanny with its own wet bar. Basement does have a separate entrance, it enters form the main floor. Hurry on this one.



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Active
R2379823
Board: V
House with Acreage

2820 BURNS ROAD

Port Coquitlam
Riverwood
V3C 3V4

Residential Detached

\$3,350,000 (LP)

(SP)



Sold Date: Frontage (feet): **300.00** Original Price: **\$3,350,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**
 Depth / Size: **1961.6** Bathrooms: **4** Age: **31**
 Lot Area (sq.ft.): **588,495.00** Full Baths: **4** Zoning: **A1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$2,721.39**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2017**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **007-794-231**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **4** Parking Access:
 Parking: **Carport & Garage, RV Parking Avail.**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 6N, PLAN NWP7491, SECTION 3, RANGE 1E, NEW WESTMINSTER LAND DISTRICT, & SEC 4**

Amenities:
 Site Influences: **Cleared, Golf Course Nearby, Private Setting, Private Yard, Rural Setting**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'8 x 10'11	Main	Family Room	15' x 10'			x
Main	Eating Area	16'11 x 12'	Below	Kitchen	14'11 x 10'4			x
Main	Family Room	17'11 x 15'4	Below	Family Room	19'8 x 14'11			x
Main	Dining Room	10'11 x 9'2	Below	Bedroom	17'8 x 11'1			x
Main	Living Room	16'4 x 15'7	Below	Bedroom	12'10 x 11'11			x
Main	Master Bedroom	12'11 x 12'6	Below	Foyer	12'11 x 6'10			x
Main	Bedroom	9'11 x 9'10	Below	Den	10'10 x 8'9			x
Main	Bedroom	9'10 x 8'11						x
Main	Wok Kitchen	16' x 10'8						x
Main	Kitchen	10'8 x 11'5						x

Finished Floor (Main):	1,706	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	4	1	Main	4	No	Barn:
Finished Floor (Below):	1,458	# of Levels:	2	2	Main	3	Yes	Workshop/Shed: 20 x 35
Finished Floor (Basement):	0	Suite:	Other	3	Main	4	No	Pool:
Finished Floor (Total):	3,164 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	3,164 sq. ft.	Basement: Fully Finished, Separate Entry		6				
				7				
				8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

INCOME PROPERTY!! This 13.5 acre property is flat, all usable and in a PRIME location! Whether you're looking for a place to live, farm, rent out or even just hold onto... this truly has it all! The property is currently producing income of approximately \$120,000 per year. That is just scratching the surface as there is potential to create much more income! The main home is move in ready and situated near the front of the property. It has 5 bedrooms with a suite in the basement. The view from the sundeck is gorgeous as it overlooks the whole acreage including the Fraser River! In addition, there is a detached tenants building, and 2 large shops. There are many different uses for this property! Call today to book your own private showing!