



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
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**Active**  
**R2361591**  
Board: V  
House/Single Family

**3399 DEVONSHIRE AVENUE**

Coquitlam  
Burke Mountain  
V3E 3H2

Residential Detached

**\$1,457,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,534,500**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2014**  
 Depth / Size: **0.00** Bathrooms: **5** Age: **5**  
 Lot Area (sq.ft.): **5,012.00** Full Baths: **4** Zoning: **SFD**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,727.14**  
 Rear Yard Exp: **North** Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **029-042-071**  
 Tour: **Virtual Tour URL**

View: **Yes: South Fraser**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **Other**

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

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**

Dist. to Public Transit: **close** Dist. to School Bus: **close**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **LOT 10, PLAN EPP27903, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Garage Door Opener, Jetted Bathtub, Security System, Vacuum - Roughed In, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 20'0	Below	Bedroom	12'0 x 10'0			x
Main	Kitchen	18'0 x 14'0	Below	Bedroom	10' x 0'1			x
Main	Dining Room	14'0 x 14'0	Below	Kitchen	11'0 x 11'0			x
Main	Family Room	14'0 x 14'0	Below	Laundry	5'0 x 5'0			x
Main	Laundry	9'0 x 6'0	Below	Wine Room	9'0 x 6'0			x
Above	Master Bedroom	18'0 x 13'0			x			x
Above	Bedroom	14'0 x 12'0			x			x
Above	Bedroom	10'0 x 10'0			x			x
Above	Bedroom	11'0 x 10'0			x			x
Below	Living Room	7'1 x 12'0			x			x

Finished Floor (Main): **1,396**  
 Finished Floor (Above): **1,251**  
 Finished Floor (Below): **1,008**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **3,655 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **3,655 sq. ft.**

# of Rooms: **15**  
 # of Kitchens: **2**  
 # of Levels: **3**  
 Suite: **Legal Suite**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **6**  
 Basement: **Fully Finished**

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

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

Listing Broker(s): **Stonehaus Realty Corp.**

**Welcome to a stunning & spacious family home located on a quiet cul-de-sac in the prestigious Burke Mountain area! Huge windows, modern stunning grand foyer with 20 ft. ceilings, elegant dining room, gourmet kitchen with huge island, large entertaining area & adjoining family room with doors to the backyard & much more! Upstairs features 4 beds & 3 full baths, huge master bedroom with loft ceiling, jetted tub, separate shower, his & hers closet. Lower level has 2 bed legal suite w separate entrance & own laundry. Short drive to Downtown Poco & Coquitlam Centre Mall bustling w shops & restaurants. Harper Park, Pinecone Burke Park, Smiling Creek Elementary, Summit Middle School nearby. Move into your new dream home today! This is a court order sale sold as is where is, pls inquire for more!**



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**Active**  
**R2375568**

Board: V  
House/Single Family

**2986 SUNRIDGE COURT**

Coquitlam  
Westwood Plateau  
V3E 3M5

Residential Detached

**\$2,888,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>115.00</b>	Original Price: <b>\$2,888,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2015</b>
Depth / Size: <b>121</b>	Bathrooms:	<b>5</b>	Age: <b>4</b>
Lot Area (sq.ft.): <b>13,885.00</b>	Full Baths:	<b>4</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$9,885.13</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>024-252-069</b>
			Tour:

View: **Yes: SOUTH EAST**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stone**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **8** Covered Parking: **4** Parking Access:  
Parking: **DetachedGrge/Carport, Garage; Double**

Dist. to Public Transit: **1 blk** Dist. to School Bus: **4 blks**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 54, PLAN LMP39085, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 16'6	Above	Walk-In Closet	10' x 10'			x
Main	Dining Room	17' x 12'	Above	Bedroom	16' x 12'			x
Main	Kitchen	15'8 x 14'	Above	Bedroom	15'10 x 12'4			x
Main	Eating Area	16' x 11'6	Above	Bedroom	15' x 12'			x
Main	Wok Kitchen	11' x 6'	Above	Laundry	11'2 x 9'2			x
Main	Family Room	22'6 x 18'6	Below	Media Room	22'10 x 22'			x
Main	Bedroom	16'6' x 14'	Below	Living Room	22' x 18'			x
Main	Den	12' x 12'	Below	Kitchen	31' x 26'			x
Main	Mud Room	10'6 x 8'	Below	Bedroom	13' x 13'			x
Above	Master Bedroom	23' x 14'	Below	Bedroom	18' x 12'			x

Finished Floor (Main):	<b>2,668</b>	# of Rooms: <b>20</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,010</b>	# of Kitchens: <b>3</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>3,276</b>	# of Levels: <b>3</b>	2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>7,954 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5	Above	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
Grand Total:	<b>7,954 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>7</b>	7				
			8				

Listing Broker(s): **Engel & Volkers Vancouver**

**One of the most prestigious addresses in Coquitlam nested on Westwood Plateau, this luxury home provides a private setting on a quiet cul-de-sac. Nearly 8,000 square feet of family living situated on 13,885 square feet land. Please contact the listing agent for more detailed information. This is a court order sale.**