



Presented by:
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Active
R2503050

Board: V
House/Single Family

836 GROVER AVENUE

Coquitlam
Coquitlam West
V3J 3E2

Residential Detached

\$1,195,000 (LP)

(SP)



Sold Date:	Frontage (feet):	74.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1961
Depth / Size:	Bathrooms:	1	Age: 59
Lot Area (sq.ft.): 8,806.00	Full Baths:	1	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,939.54
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			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):	1,112	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	1,000	Suite:	None	3				Pool:
Finished Floor (Total):	2,112 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement:	Partly Finished	6				
Grand Total:	2,112 sq. ft.			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.



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Active
R2505779

Board: V
House/Single Family

2389 DAWES HILL ROAD

Coquitlam
Coquitlam East
V3K 6T2

Residential Detached

\$1,270,000 (LP)
(SP)



Sold Date:	Frontage (feet):	23.00	Original Price: \$1,270,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1993
Depth / Size:	Bathrooms:	5	Age: 27
Lot Area (sq.ft.): 8,820.00	Full Baths:	5	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,042.62
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-137-387
			Tour:

View: **Yes: City and Mountains**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Block**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**

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

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

Legal: **LOT 167 DISTRICT LOT 65 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 80618**

Amenities:

Site Influences: **Recreation Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	15'10 x 13'11	Below	Kitchen	17'7 x 11'7			x
Main	Kitchen	13'1 x 11'10	Below	Bedroom	8'9 x 9'2			x
Main	Eating Area	10'2 x 7'10	Below	Bedroom	13'5 x 16'5			x
Main	Dining Room	11'0 x 12'11	Above	Bedroom	9'11 x 13'4			x
Main	Foyer	13'5 x 8'5	Above	Bedroom	10'2 x 11'10			x
Main	Den	9'11 x 11'11	Above	Master Bedroom	19'3 x 16'8			x
Main	Great Room	19'3 x 14'6			x			x
Main	Living Room	13'9 x 16'7			x			x
Below	Flex Room	8'9 x 7'8			x			x
Below	Recreation	28'7 x 13'2			x			x

Finished Floor (Main):	1,611	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,099	# of Kitchens: 2	1	Above	3	Yes	Barn:
Finished Floor (Below):	1,305	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	3	No	Pool:
Finished Floor (Total):	4,015 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz: 18'10x20'5
		Beds in Basement: 0 Beds not in Basement: 5	5	Main	3	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Separate Entry	6			No	
Grand Total:	4,015 sq. ft.		7			No	
			8			No	

Listing Broker(s): **Royal LePage - Wolstencroft**

Here is the opportunity you have been waiting for! With gorgeous views of the mountain, the Port Mann bridge and the river this is a fantastic spot in east Coquitlam. The home is abundant and with the large lot this is absolutely perfect for a large or extended family. Sunken living room features vaulted ceiling, towering gas fireplace & 2 glass doors to a games room with French doors to a glass rail balcony with view. Kitchen has oak cabinets, tile floor, centre island with gas cook-top & breakfast bar. Both eating area & formal dining room have French doors accessing the rear deck. Main floor den & family room with a gas fireplace & glass sliders to the rear yard & patio. Upper bedrooms are ensuite or semi-ensuite. Master has jetted tub plus a balcony to enjoy the fabulous view.