

Presented by:
Bill Babcock
 Prudential Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

Coquitlam, Meadow Brook Residential Detached
2961 COMO LAKE AV, V3C 2B7 MLS# V1065467 **Active**



List Price: \$299,900

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 006-769-578
Depth/Size: 167	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 9600.00	Full Baths: 2	Approx Yr Blt: 1947
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 67
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$2,545 (2013)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking: 3	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1/2 BLK
Type of Roof: Asphalt		Dist to School Bus: 4 BLKS
Renovations: Partly	Reno Year:	Possession:
Flooring: Laminate		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - SELLER NEVER LIVED THERE
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP32866 LT 78 DL 378 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 5'			X			X
Main F.	Living Room	13' X 11'			X			X
Main F.	Master Bedroom	10' X 8'			X			X
Above	Bedroom	10' X 7'			X			X
Above	Bedroom	8' X 6'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 619	Total # Rooms: 5	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 147	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 766	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 766		8

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

Older 3 bdrm 2 level home on large 60 x 167 building lot. Central location near Coquitlam Centre, West Coast Express and the anticipated Evergreen Sky Train Line. Close to Meadow Brook Elementary. Priced to sell well below assessed value.

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Port Coquitlam, Birchland Manor Residential Detached
1129 GLADE CT, V3B 1R4 **MLS# V1060346** **Active**



List Price: \$478,900

Complex/Subdiv: BIRCHLAND MANOR

Frontage: 59.00 ft	Bedrooms: 4	PID: 006-502-946
Depth/Size: 105	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 6195.00	Full Baths: 2	Approx Yr Blt: 1972
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 42
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,105 (2013)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Community, Electricity, Natural Gas, Storm Sewer, Water

Style of Home: Split Entry, 2 Storey	Total Parking: 6	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Single, RV Parking Avail.	
Exterior: Mixed, Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2 BLKS
Type of Roof: Torch-On		Dist to School Bus: 2 BLKS
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - Seller never occupied
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP42669 LT 156 LD 36 SEC 6 TWP 40

Amenities: None

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 13'6"	Main F.	Solarium	22' X 8'			X
Main F.	Dining	11' X 10'						X
Main F.	Kitchen	11' X 10'						X
Main F.	Master Bedroom	13' X 10'						X
Main F.	Bedroom	11' X 10'						X
Main F.	Bedroom	10' X 9'						X
Bsmt	Recreation Room	17'6" X 12'6"						X
Bsmt	Bedroom	13'6" X 9'						X
Bsmt	Den	9' X 8'						X
Bsmt	Laundry	10' X 9'6"						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,198	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 888	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,086	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,086		8

Listing Broker(s): Prudential Sterling Realty

Bright south-facing home in the very popular Birchland Manor neighbourhood. Post and beam construction which provides airy feel with vaulted ceilings in LR, DR and kit. Balcony off LR for relaxing summer days plus glass solarium overlooking the private fenced backyard. Very pleasant street in a family friendly area. Lots of parking in big wide driveway. Front yard has attractive stone retaining walls and nice landscaping. Elementary school just a few blocks away. Easy access to major routes and shopping malls.

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Port Coquitlam, Oxford Heights MLS# V1063009 Residential Detached
1455 APEL DR, V3B 2V1 **Active**



List Price: \$509,000

Complex/Subdiv:

Frontage:	Bedrooms:	6	PID:	007-308-990
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt: 13895.00	Full Baths:	2	Approx Yr Blt:	1957
Rear Yard Exp:	Half Baths:	0	Age at List Date:	57
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,208 (2013)
Flood Plain: No	Zoning:	RS1		
View:	N			

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front, Side	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Mixed, Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year: 2008	Possession:
Flooring: Hardwood, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard, Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP44133 LT 88 LD 36 SEC 7 TWP 40

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	24' X 18'	Below	Storage	8' X 4'			X
Main F.	Kitchen	12' X 10'	Below	Storage	8' X 4'			X
Main F.	Dining	10' X 8'			X			X
Main F.	Bedroom	14' X 16'			X			X
Main F.	Bedroom	12' X 9'			X			X
Main F.	Bedroom	10' X 10'			X			X
Below	Bedroom	12' X 11'			X			X
Below	Bedroom	10' X 9'			X			X
Below	Bedroom	9' X 9'			X			X
Below	Recreation Room	14' X 12'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,326	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,200	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 8'	4
Total Finished Floor SqFt: 2,526	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,526		8

Listing Broker(s): RE/MAX City Realty

Incredible Deal! on this solid 1957 built home with some recent updates, which includes new siding & new windows, this 6 bedroom home has lots of room for the growing family or anyone wanting to have an unauthorized suite for that mortgage helper, conveniently located for easy shopping & near schools, don't miss on this fantastic home situated on a 13,893 sq ft lot. All offers must be accompanied with Schedule A.

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Port Coquitlam, Lower Mary Hill Residential Detached
1756 MORGAN AV, V3C 1J7 **MLS# V1067704** **Active**



List Price: \$529,000

Complex/Subdiv:

Frontage:	Bedrooms:	5	PID:	015-102-157
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt: 7238.00	Full Baths:	2	Approx Yr Blt:	1967
Rear Yard Exp:	Half Baths:	0	Age at List Date:	47
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,967 (2013)
Flood Plain:	Zoning:	RS2		

View:
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: Basement Entry	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Balcony(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP82865 LT 24 DL 255 LD 36

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'			X			X
Main F.	Dining	14' X 14'			X			X
Main F.	Kitchen	12' X 10'			X			X
Main F.	Master Bedroom	15' X 10'			X			X
Main F.	Bedroom	12' X 12'			X			X
Main F.	Bedroom	11' X 10'			X			X
Bsmt	Recreation Room	32' X 13'			X			X
Bsmt	Other	10' X 9'			X			X
Bsmt	Bedroom	13' X 11'			X			
Bsmt	Bedroom	10' X 13'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,370	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 1,370	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,740	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,740		8

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

FIVE bedroom two bath home located in a family oriented neighbourhood in Central Port Coquitlam. Some updates through the years. Needs some TLC. Easily suited. Great size lot & double carport.

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Coquitlam, Central Coquitlam Residential Detached
529 LINTON ST, V3J 6J3 MLS# V1054564 **Active**



List Price: \$549,900

Complex/Subdiv:

Frontage: 191.49 ft	Bedrooms: 6	PID: 006-573-827
Depth/Size: 215.36	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 41333.00	Full Baths: 3	Approx Yr Blt: 1967
Rear Yard Exp:	Half Baths: 0	Age at List Date: 47
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,080 (2013)
Flood Plain:	Zoning: RS-1	
View: Y - GREENBELT AND CREEK		
Serv. Connected: Electricity, Natural Gas		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Composite		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL NWP28032 LT 70 DL 358 LD 36

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 6'8"	Above	Bedroom	16' X 12'			X
Main F.	Kitchen	11' X 11'	Above	Bedroom	16' X 9'			X
Main F.	Dining	14'6" X 11'	Above	Bedroom	14'6" X 11'			X
Main F.	Eating Area	13' X 12'6"	Above	Bedroom	12'6" X 9'8"			X
Main F.	Office	9'6" X 9'	Below	Living Room	26' X 13'7"			X
Main F.	Den	9'9" X 9'4"	Below	Kitchen	16' X 7'4"			X
Main F.	Recreation Room	20' X 11'5"	Below	Eating Area	14' X 11'			X
Main F.	Master Bedroom	16'1" X 13'4"	Below	Den	13'5" X 11'6"			X
Main F.	Utility	8' X 7'5"	Below	Bedroom	13'5" X 11'6"			X
Main F.	Steam Room	19'6" X 10'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,002	Total # Rooms: 19	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 903	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 1,311	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 4,216	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 4,216		8

Listing Broker(s): RE/MAX Advantage Realty, RE/MAX Advantage Realty

Land value only. No showings on house. Access only granted with an accepted offer. Pervious grow op with extensive fire damage. No occupancy permit. Large lot with creek running through the middle. Environmental study required by city to build new home. Building on the existing foundation is also a possibility. A waiver must be signed prior to property or land access.

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Coquitlam, Coquitlam East MLS# V1057936 Residential Detached
2239 SORRENTO DR, V3K 6P3 **Active**



List Price: \$819,000

Complex/Subdiv:

Frontage: 59.00 ft	Bedrooms: 9	PID: 013-136-381
Depth/Size: 118.0	Bathrooms: 8	Type: House/Single Family
Lot Area SqFt: 6962.00	Full Baths: 6	Approx Yr Blt: 1991
Rear Yard Exp: W	Half Baths: 2	Age at List Date: 23
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,197 (2013)
Flood Plain: No	Zoning: RES	

View: Y - MT BAKER, RIVER, BRIDGES
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Wood		Dist to School Bus: NEAR
Renovations:	Reno Year:	Possession:
Flooring: Laminate, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: N - AS-IS WHERE-IS
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: Y - AS-IS WHERE-IS		
Fixt Removed: Y - AS-IS WHERE-IS		

Legal: PL NWP80618 LT 118 DL 65 LD 36
 Amenities:
 Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl: Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	28' X 13'3	Above	Bedroom	13' X 10'4			X
Main F.	Dining	13'3 X 11'	Above	Bedroom	13' X 13'3			X
Main F.	Kitchen	19' X 14'	Bsmt	Living Room	17' X 12'10			X
Main F.	Family Room	10' X 15'4	Bsmt	Kitchen	8' X 6'			X
Main F.	Bedroom	13' X 10'	Bsmt	Bedroom	12'3 X 9'			X
Main F.	Den	9'10 X 10'3	Bsmt	Family Room	12' X 12'			X
Above	Master Bedroom	16' X 13'4	Bsmt	Bedroom	12' X 11'5			X
Above	Bedroom	12'4 X 9'4						X
Above	Bedroom	12'6 X 10'5						X
Above	Bedroom	13'3 X 10'4						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,041	Total # Rooms: 17	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,896	# Kitchens: 2	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,913	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 5,850	Basement Area: Fully Finished	5 2 Piece; Ensuite: Y; Level: Above
Unfinished Floor: 0	Suite:	6 2 Piece; Ensuite: N; Level: Above
Grand Total Floor Area: 5,850		7 4 Piece; Ensuite: N; Level: Bsmt
		8 4 Piece; Ensuite: N; Level: Bsmt

Listing Broker(s): Landmark Realty Corp.

Enormous 5000+ sq ft 3 level home! Enjoy views of Mt Baker, Fraser River and bridges from the multiple decks. All the rooms are large; total of 3 gas fireplaces. There are 10 bedrooms and 10 bathrooms, with all the upstairs bedrooms having their own ensuites! Two master bedrooms upstairs, both with walk-in closets and ensuites. The spacious kitchen has a big island. The finished basement has a bonus in-law suite with 2 bedrooms and 2 full bathrooms. Two N/G hot water tanks, multi-zone heat with in-floor and radiant in the basement, baseboard for top 2 levels. Buyers to confirm all info, square footage approximate.

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Coquitlam, Westwood Summit CQ Residential Detached
MLS# V1047585 **Active**
1355 HONEYSUCKLE LN, V3E 2N6



List Price: \$849,000

Complex/Subdiv:

Frontage: 64.00 ft	Bedrooms: 3	PID: 010-898-565
Depth/Size: 105	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 8427.00	Full Baths: 2	Approx Yr Blt: 1989
Rear Yard Exp: SE	Half Baths: 1	Age at List Date: 25
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,491 (2013)
Flood Plain: Exempt	Zoning: HSE/FSF	
View: Y - -		
Serv. Connected: Electricity, Water		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Tar & Gravel		Dist to School Bus: NEAR
Renovations: Other	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - AS IS WHERE IS
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP77674 LT 95 LD 36 SEC 15 TWP 39

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 16'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Family Room	21' X 13'			X			X
Main F.	Den	11' X 10'			X			X
Above	Master Bedroom	24' X 13'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	11' X 10'			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,596	Total # Rooms: 8	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,105	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,701	Basement Area: Partly Finished	5
		6
Unfinished Floor: 0	Suite: Other	7
Grand Total Floor Area: 2,701		8

Listing Broker(s): Sutton Grp-West Coast (Brdvy)

Great family home set in a beautiful location.

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Coquitlam, Westwood Plateau Residential Detached
3088 FIRESTONE PL, V3E 3E1 **MLS# V1066536**
Active



List Price: \$1,218,000

Complex/Subdiv:

Frontage: 252.00 ft	Bedrooms: 6	PID: 019-020-538
Depth/Size: 78	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 12378.00	Full Baths: 5	Approx Yr Blt: 2001
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 13
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,182 (2013)
Flood Plain:	Zoning: SFD	

View: - GREENBELT
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Brick, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Tile - Concrete		Dist to School Bus: 1 BLK
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 4	R/I Fireplaces:	Property Disclosure: N - SELLER NEVER LIVED IN
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL LMP18243 LT 68 LD 36 SEC 23 TWP 39

Amenities:

Site Influences: Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Disposal - Waste, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'8" X 14'	Above	Bedroom	12' X 11'			X
Main F.	Dining	14' X 12'	Above	Laundry	8' X 6'			X
Main F.	Kitchen	16' X 13'	Below	Living Room	17' X 12'			X
Main F.	Eating Area	11' X 11'	Below	Eating Area	10' X 7'			X
Main F.	Family Room	17'6" X 16'	Below	Kitchen	9' X 9'			X
Main F.	Den	12' X 12'	Below	Bedroom	12' X 12'			X
Main F.	Hobby Room	16' X 15'	Below	Recreation Room	15' X 13'			X
Above	Master Bedroom	15' X 14'	Below	Bedroom	11' X 10'5"			X
Above	Bedroom	14' X 12'5"						X
Above	Bedroom	12' X 12'						X

Floor Area (SqFt):		Total # Rooms: 18		Bathrooms	
Main Floor Area SqFt:	1,838	# Kitchens:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,876	Finished Levels:	3	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,666	Basement Area:	Fully Finished	4	4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	5,380	Suite:	Other	5	3 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor:	0			6	4 Piece; Ensuite: N; Level:Bsmt
Grand Total Floor Area:	5,380			7	
				8	

Listing Broker(s): RE/MAX Masters Realty, Team 3000 Realty Ltd. WVanMar

Set on a lovely 12000 sqft property In one of the most sought out neighborhoods in Westwood Plateau. This custom built 6 bed/6 bath home is not to be missed. The house has fantastic street appeal and features; hard wood flooring, granite counter tops, Custom gourmet kitchen, Designer paint and extensive use of floor to ceiling windows. This bright house has an open concept and wouldn't take long to feel right at home. This residence is over 5300 sqft which opens up to a wonderful private backyard with a beautiful outdoor setting for complete relaxation. Call to view this masterpiece today! Public Open House Sat & Sun June 07th & 08th 2:30pm-4:30pm.

Presented by:
Bill Babcock
 Prudential Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

Coquitlam, Westwood Plateau Residential Detached
3088 PLATEAU BV, V3E 2Y8 **MLS# V1039010** **Active**



List Price: \$1,359,000

Complex/Subdiv: Westwood Plateau

Frontage: 0.00 ft	Bedrooms: 6	PID: 018-422-179
Depth/Size: 0	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 13239.00	Full Baths: 6	Approx Yr Blt: 2000
Rear Yard Exp: 0	Half Baths: 0	Age at List Date: 13
Meas Type: Feet	If New GST/HST Incl: 0	Taxes: \$8,150 (2013)
Flood Plain: No	Zoning: SFD	

View: Y - City, Partial Mountain view
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple
Exterior: Stone, Stucco	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Tile - Composite	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Mixed	Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Radiant	
No. of Fireplaces: 3	R/I Fireplaces: Property Disclosure: N - Court Order Sale
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL LMP11822 LT 68 DL 6769 LD 36 SEC 14 TWP 39 GROUP 1.
 Amenities: None
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Jetted Bathtub, Microwave, Pantry, Range, Security System, Smoke Alarm, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 16'	Bsmt	Bedroom	22' X 15'			X
Main F.	Kitchen	20' X 13'	Bsmt	Bedroom	13'9" X 9'			X
Main F.	Dining	22' X 13'6"	Bsmt	Kitchen	16' X 12'			X
Main F.	Nook	19' X 13'	Bsmt	Family Room	21' X 13'			X
Main F.	Family Room	14' X 13'	Main F.	Office	22' X 15'			X
Main F.	Kitchen	12' X 7'	Main F.	Laundry	15' X 6'5"			X
Above	Master Bedroom	17' X 16'			X			X
Above	Bedroom	17' X 13'			X			X
Above	Bedroom	14' X 12'			X			
Above	Bedroom	15' X 13'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,211	Total # Rooms: 16	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,983	# Kitchens: 3	2 6 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,638	Finished Levels: 3	3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 5,832	Basement Area: Fully Finished	5 4 Piece; Ensuite: Y; Level: Bsmt
	Suite: None	6 3 Piece; Ensuite: Y; Level:Bsmt
Unfinished Floor: 0		7
Grand Total Floor Area: 5,832		8

Listing Broker(s): Multiple Realty Ltd.

A dream home with city view. Extensive use of Granite throughout. Main floor boasts formal living and dining room. Spacious gourmet kitchen plus wok kitchen. There are 7 bedrooms with 6 bathrooms. Grand style master bedroom with panoramic view. Walk-out basement, radiant heat. Listed below assessed value. Sold as is, where is. Allow 24hr for showing. OPEN HOUSE Sat May 3, 2-4pm!

Presented by:
Bill Babcock
 Prudential Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

Port Moody, Anmore Residential Detached
180 WOLLNY CT, V3H 0G3 MLS# V1064173
Active



List Price: \$1,899,000

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 5	PID: 027-687-279
Depth/Size:	Bathrooms: 8	Type: House with Acreage
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 2011
Rear Yard Exp: E	Half Baths: 3	Age at List Date: 3
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,800 (2014)
Flood Plain: No	Zoning: SFDBS	

View: Y - MOUNTAIN
 Serv. Connected: Electricity, Natural Gas, Septic, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 10	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple, Open	
Exterior: Mixed, Stone, Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Composite		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Mixed, Tile		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 5	R/I Fireplaces:	Property Disclosure: N - FORECLOSURE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP38521 LT 5 LD 36 SEC 16 TWP 39 & SEC 20, 21
 Amenities:
 Site Influences: Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Rural Setting, Treed
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 14'	Bsmt	Kitchen	12'6" X 12'6"			X
Main F.	Dining	14' X 12'	Bsmt	Bedroom	14' X 11'4"			X
Main F.	Kitchen	27' X 15'	Bsmt	Games Room	25' X 23'4"			X
Main F.	Master Bedroom	20' X 15'6"	Bsmt	Wine Room	14'7" X 10'			X
Main F.	Den	14' X 12'	Bsmt	Hobby Room	16' X 14'7"			X
Main F.	Gym	15'6" X 10'			X			X
Above	Bedroom	14'8" X 14'6"			X			X
Above	Bedroom	14'8" X 14'6"			X			X
Above	Bedroom	16' X 13'6"			X			X
Bsmt	Living Room	32' X 19'4"			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 3,464	Total # Rooms: 15	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,258	# Kitchens: 2	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 2,294	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 7,016	Basement Area: Full, Fully Finished	5 4 Piece; Ensuite: Y; Level: Above
	Suite: Unauthorized Suite	6 4 Piece; Ensuite: Y; Level: Bsmt
Unfinished Floor: 0		7 2 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area: 7,016		8 2 Piece; Ensuite: N; Level: Bsmt

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

FORECLOSURE: Elegant and private Anmore Estate, over 7000 sq ft luxury residence perched on a 1.48 acre mountainside estate. Property backing onto greenbelt with spectacular view of mountains. This stunning home boasts 28' high dome ceilings, grand central staircase and marble floor entry. Hardwood flooring, coffered ceiling, hemlock wood casing windows and built-in sound system throughout. Gourmet kitchen with stone counter and island, stainless steel appliances & wok kitchen. Master bedroom on main, ensuite with jacuzzi and steam shower. 3 bedrooms up all with walk-in closets, ensuites and skylights. Huge recreation room & wine room in basement plus a luxurious 1 bedroom suite with separate entrance & private patio.