

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

Coquitlam, Burke Mountain Residential Attached  
**# 18 1245 HOLTBY ST, V3B OE6** **Active**  
 MLS# V1105802

	List Price: \$435,000	Previous Price:	
	Subdiv/Complex: Frontage: 0.00      Approx Yr Blt: 2010      PID: 028-139-429 Depth/Size: Lot SqFt: 0      Age at List Date: 5      Zoning: Townhouse Exposure: Stories in Bldg:      Bedrooms: 3      Taxes: \$2,520 (2014) Flood Plain: Meas. Type:      Bathrooms: 3      GST/HST Incl?: Fixtures Lsd:      Full Baths: 3      Tax Incl Utilities: No Fixt Removed:      Half Baths: 0      Apprvl Reqd: View:		

Style of Home: 3 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Brick, Vinyl, Wood Rain Screen: Full Type of Roof: Asphalt Renovations: Completely Flooring: Tile, Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s)	R/I Plumbing:  Reno Year:  R/I Fireplaces:	Total Parking: 2 Parking Access: Front Parking Facilities: Garage; Double  Dist to Public Trans: Units in Development: Locker: No Possession: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Mortgage Info: \$0  Property Disclosure: Y Bylaw Restrictions: Rentals Allowed, Pets Allowed w/Rest.
Mngmt Co: REMAX PROPERTY Mngmt Ph: 604-821-2999	Maint Fee: \$251.87	Covered Parking: 1 Dist to School/Bus: Total Units in Strata:

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup

Legal: PL BCS3714 LT 5 LD 36 SEC 7 TWP 40 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: None

Features Incl: Clothes Washer/Dryer, Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Garage Door Opener, Microwave, Security System

Site Influences: Central Location, Shopping Nearby, Lane Access, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'10 X 14'						
Main F.	Kitchen	14' X 14'1						
Main F.	Dining	11'6 X 7'4						
Above	Master Bedroom	13'2 X 14'						
Above	Bedroom	10'11 X 11'11						
Below	Bedroom	11'4 X 8'6						
Below	Foyer	8' X 6'4						

<b>Floor Area (SqFt):</b> Finished Floor Area Main: 563 Finished Floor Area Up: 574 Finished Floor Area Down: 237 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,374  Unfinished Floor Area: 0 Grand Total Floor Area: 1,374	Total # Rooms: 7 Finished Levels: 3 Basement Area: Fully Finished  Bsmt Height: Restricted Age: # Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes # or % Rentals:	<b>Bathrooms</b> 1 3 Piece; Ensuite: Y; Level: Above 2 3 Piece; Ensuite: N; Level: Above 3 3 Piece; Ensuite: N; Level: Below 4 5 6 7 8
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Listing Broker(s): Royal Pacific Rlty. (Kingsway)

These Mosaic built by Tatton Parkside Rowhomes are nestled at foothill of Burke Mountain and surrounded by protected green space. It's across from Victoria Park and one block from Leigh Elementary School and conveniently just minutes to Hyde Creek Community Centre, Coquitlam Centre Mall, Pinetree Community Centre, and future Evergreen Skyline. This home is the only one with an unique white brick front exterior on this side of the the block and has front street parking. This very well kept 3 bedroom home has 3 full baths, shaker cabinets and granite countertop in the kitchen, 9"ceiling on the first two floor, and a nice and bright open floor plan. Plenty of space and move in ready. Hurry before it's gone!!



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Coquitlam, Burke Mountain Residential Attached  
**# 23 1338 HAMES CR, V3E 0G2** MLS# V1107245 **Active**



List Price: \$479,900 Previous Price:

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Subdiv/Complex: FARRINGTON

Frontage:	Approx Yr Blt:	2012	PID:	028-937-112
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	3	Zoning:	RES
Exposure:	Bedrooms:	3	Taxes:	\$2,574 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain: No	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd: N				
Fixt Removed: N				
View:	Y - TREES			

Style of Home:	3 Storey, Inside Unit	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Tandem		
Exterior:	Brick, Vinyl, Wood				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLK
Flooring:	Laminate, Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	No
Heat/Fuel:	Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s), Fenced Yard			Mortgage Info:	\$0
Mngmt Co:	GATEWAY			Property Disclosure:	Y
Mngmt Ph:	604-635-5000	Maint Fee:	\$190.00	Bylaw Restrictions:	No Restrictions

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS4501 LT 3 LD 36 SEC 18 TWP 40  
 Amenities: In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave, Smoke Alarm  
 Site Influences: Cul-de-Sac, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'10 X 14'10						
Main F.	Dining	11' X 10'6						
Main F.	Kitchen	12' X 9'10						
Above	Master Bedroom	11' X 10'6						
Above	Bedroom	12'2 X 9'						
Above	Bedroom	9'6 X 8'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	592	Finished Levels:	3	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	643	Basement Area:	Full	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	67			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,302	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,302			8	

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

Farrington park in Burke Mountain. Bright 2 bdrm 2 bath townhouse with 2 car garage. Features open plan layout, warm laminate flooring, granite countertops & kitchen aid appliances. Greassed, fenced backyard. Well maintained home close to Galloway Park, with childrens playground, splash pad and sports court. Close to all amenities, shopping & transportation.

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Coquitlam, Burke Mountain Residential Attached  
**# 21 1338 HAMES CR, V3E 0J2** MLS# V1098964 **Active**



List Price: \$479,900 Previous Price: \$489,900

Subdiv/Complex: FARRINGTON PARK

Frontage:	Approx Yr Blt:	2012	PID:	028-937-091
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	3	Zoning:	RTM
Exposure:	Bedrooms:	3	Taxes:	\$2,677 (2014)
Stories in Bldg:	Bathrooms:	3	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	3 Storey	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Grge/Double Tandem		
Exterior:	Vinyl, Wood, Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:	85	Total Units in Strata:	85
Flooring:	Laminate, Tile, Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Patio(s)	Property Disclosure:	Y		
Mngmt Co:	GATEWAY PROPERTY MGMT	Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	604-635-5000	Maint Fee:	\$180.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS4501 LT 1 LD 36 SEC 18 TWP 40 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: None

Features Incl: Drapes/Window Coverings, Microwave, Security System, Windows - Thermo, Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 11'						
Main F.	Living Room	13' X 13'						
Main F.	Dining	11'6 X 9'10						
Above	Master Bedroom	12' X 10'6						
Above	Bedroom	9'8 X 8'						
Above	Bedroom	11'4 X 9'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	638	Finished Levels:	2	1	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	637	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	70			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,345	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,345			8	

Listing Broker(s): RE/MAX Central

Lovely 3 bedroom, 2.5 Bath e nd unit with Southern exposure, in Polygon's Farrington Park. Upgrades include crown mouldings, Security System, closet organizers and painted Garage floor. Park and City views, laminate wood flooring, gourmet kitchen with granite counter tops, centre island and microwave, flat panel cabinetry and stainless steel appliances. Easy access to Park and Bus routes. Balance of 2-5-10 Year Warranty. Close to shopping and easy access to HWY's 1 & 7.

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Coquitlam, Burke Mountain Residential Attached  
**# 28 1320 RILEY ST, V3E 0J4** MLS# V1100973 **Active**



List Price: \$489,000 Previous Price:

Subdiv/Complex:

Frontage:	Approx Yr Blt:	2013	PID:	029-129-117
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	2	Zoning:	RT-2
Exposure:	Bedrooms:	3	Taxes:	\$2,791 (2014)
Stories in Bldg:	Bathrooms:	3	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:	Y - TV & TV MOUNT FROM ENTERTAINMENT			
View:	Y - VALLEY VIEW FROM MASTER			

Style of Home:	Corner Unit	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Slab	Parking Facilities:	Grge/Double Tandem		
Exterior:	Brick, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:	91	Total Units in Strata:	91
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee:	\$208.75			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Snow removal

Legal: PL EPS869 LT 85 LD 36 SEC 18 TWP 40 SHOWN ON FORM V.  
 Amenities: In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Smoke Alarm

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'6 X 13'						
Main F.	Living Room	14'4 X 14'4						
Main F.	Dining	10'9 X 12'						
Above	Master Bedroom	12' X 12'2						
Above	Bedroom	8'8 X 8'4						
Above	Bedroom	8'6 X 9'10						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

RILEY, English Tudor architecture w/steeply roof gables, tumbled brick chimneys w/herringbone detail, painted wood adornements & bay windows. This beautiful & rare 3 bdrm corner home offers a unique walk-out garden patio & has a kitchen w/cfeatures a large centre island that is loved by both the chef & professional eaters alike. The bright & airy open floorplan layout makes entertaining a hostesses dream! The master ensuite offers double sinks & a large vanity in the spa-like ensuite. Updates include large custom entertainment centre in living room, lighting upgrades, updated washer/dryer & extra parking stall!Open house Feb 8 1-3pm

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Coquitlam, Burke Mountain Residential Attached  
**# 114 1460 SOUTHVIEW ST, V3E 0G6** **Active**  
 MLS# V1097892



List Price: \$489,000 Previous Price: \$499,000

Subdiv/Complex: CEDAR CREEK

Frontage:	Approx Yr Blt:	2011	PID:	028-680-634
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	4	Zoning:	RTM-1
Exposure:	Bedrooms:	3	Taxes:	\$2,781 (2014)
Stories in Bldg: 3	Bathrooms:	3	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Reqd:	No
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	3 Storey, Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete, Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Stone, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:	Addition, Partly	Units in Development:	51	Total Units in Strata:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard	Property Disclosure:	Y		
Mngmt Co:	Rancho Management Services	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-331-4257	Maint Fee:	\$159.35		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS4221 LT 15 LD 36 SEC 18 TWP 40 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T  
 Amenities: Garden, Playground  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Garage Door Opener, Microwave

Site Influences: Greenbelt, Private Setting

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 18'						
Main F.	Kitchen	11' X 12'						
Main F.	Dining	11' X 11'						
Above	Master Bedroom	13' X 14'6"						
Above	Bedroom	9' X 9'						
Above	Bedroom	8'9" X 9'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	650	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	683	Basement Area:	None	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	75			3	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,408	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,408			8	

Listing Broker(s): Team 3000 Realty Ltd. (Van), Team 3000 Realty Ltd. (Coq)

No GST, 3 year old Townhouse like new, stunning 3 bedrooms and 3 bathrooms located at the famous Cedar Creek, Burke Mountain. This corner unit has extra windows, a large master bedroom with vaulted ceiling, soaker tub, shower ensuite and double sinks. High end finishing throughout with granite countertops, Bosch stainless steel appliances, fenced backyard and laminate flooring. Additional bedroom was built in the garage and approved by the municipality. Property covered by home warranty insurance under Homeowner Protection Act, 2-5-10 years warranty.

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Coquitlam, Burke Mountain Residential Attached  
**# 36 1338 HAMES CR, V3E 0J2** **MLS# V1103229** **Active**



List Price: \$500,000	Previous Price:		
Subdiv/Complex: Farrington			
Frontage:	Approx Yr Blt: 2012	PID: 028-937-520	
Depth/Size:		Type: Townhouse	
Lot SqFt: 0	Age at List Date: 3	Zoning: RES	
Exposure: S	Bedrooms: 3	Taxes: \$2,705 (2014)	
Stories in Bldg: 3	Bathrooms: 3	GST/HST Incl?:	
Flood Plain: No	Full Baths: 2	Tax Incl Utilities: No	
Meas. Type:	Half Baths: 1	Apprvl Reqd:	
Fixtures Lsd:			
Fixt Removed:			
View: N			

Style of Home: End Unit	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem	
Exterior: Brick, Vinyl, Wood		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt		
Renovations:	Reno Year:	Dist to Public Trans: 1 blk
Flooring: Mixed		Units in Development:
Water Supply: City/Municipal		Locker:
Heat/Fuel: Baseboard		Possession:
No. of Fireplaces: 0	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel:		Seller's Interest: Registered Owner
Outdoor Area: Fenced Yard, Patio(s)		Mortgage Info: \$0
Mngmt Co: Gateway		Property Disclosure: Y
Mngmt Ph: 604-635-5000	Maint Fee: \$190.13	Bylaw Restrictions: Pets Allowed w/Rest.

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS4501 LT 36 LD 36 SEC 18 TWP 40 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T  
 Amenities: None  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Security System, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'						
Main F.	Dining	9'10 X 11'6						
Main F.	Kitchen	11' X 15'						
Above	Master Bedroom	10'6 X 12'						
Above	Bedroom	8' X 9'8						
Above	Bedroom	9' X 11'4						

<b>Floor Area (SqFt):</b>	Total # Rooms: 6	<b>Bathrooms</b>
Finished Floor Area Main: 638	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 637	Basement Area: None	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 70		3 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,345	Restricted Age: 5	
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,345		8

Listing Broker(s): Keller Williams Elite Realty

HERE it is! Farrington Park nestled in the Foothills neighborhood of Burke Mountain. This NEARLY NEW three bedroom END UNIT home features a flexible open plan layout, FENCED BACKYARD, seriously gourmet kitchen featuring granite countertops and island, flat panel cabinetry and sleek stainless steel appliances. Meticulously LOVED and cared for the home is FLAWLESS. It's like buying brand new and not paying the GST. Chic, contemporary and great for families, Farrington is right next to Galloway Park with a playground, splash pad & sports court. SUPER close to shopping and schools. DO NOT MISS OUT ON THIS! Call Liam for your private viewing right away!

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Coquitlam, Burke Mountain Residential Attached  
**# 151 1460 SOUTHVIEW ST, V3E 0G6** **Active**  
 MLS# V1105001



List Price: \$555,000 Previous Price:  
 Subdiv/Complex: CEDAR CREEK  
 Frontage: Approx Yr Blt: 2011 PID: 028-730-267  
 Depth/Size: Type: Townhouse  
 Lot SqFt: 0 Age at List Date: 4 Zoning: RTM-1  
 Exposure: Bedrooms: 4 Taxes: \$3,215 (2014)  
 Stories in Bldg: Bathrooms: 3 GST/HST Incl?:  
 Flood Plain: Full Baths: 3 Tax Incl Utilities: No  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View: Y - CITY VIEW

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Stone, Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Tile, Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Patio(s) & Deck(s)	Property Disclosure: Y	
Mngmt Co: RANCHO MGMT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-684-4508	Maint Fee: \$212.47	

Maint Charge Incl: Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS4221 LT 36 LD 36 SEC 18 TWP 40  
 Amenities: In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 9'10"						
Main F.	Dining	17' X 10'6"						
Main F.	Kitchen	10'7 X 10'6"						
Above	Master Bedroom	14'6 X 13'						
Above	Bedroom	10' X 9'						
Above	Bedroom	10' X 8'9"						
Above	Bedroom	17' X 11'6"						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 7	<b>Bathrooms</b>
Finished Floor Area Main: 729	Finished Levels: 3	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 713	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 428		3 4 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,870	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,870		8

Listing Broker(s): Macdonald Realty Westmar

"Cedar Creek" by Intergulf Development. 3 level townhome, 4 bedrooms (2 ensuites), 3 bathrooms, 1,870sf, single garage plus one open parking on the driveway. Quiet unit facing north, fully fenced sunny southern backyard with fantastic city view. Open concept with gourmet kitchen and family room, large granite island and counters, stainless steel "Bosch" appliances. Good size master bedroom with soaker tub and separate shower, double basin with granite counter. Big balcony off family room facing south, 9' high on main Door. Functional layout.

Presented by:  
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Coquitlam, Burke Mountain Residential Attached  
**# 5 1225 HOLTBY ST, V3B OE6** **MLS# V1097756** **Active**



List Price: \$618,800 Previous Price:

Subdiv/Complex: TATTON

Frontage:	Approx Yr Blt:	2011	PID:	028-410-203
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	4	Zoning:	RM-1
Exposure: E	Bedrooms:	3	Taxes:	\$3,368 (2014)
Stories in Bldg:	Bathrooms:	3	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Reqd:	

Fixtures Lsd:  
 Fixt Removed:  
 View: Y - VICTORIA PARK

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Laminate			Units in Development:	
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Fenced Yard, Patio(s)			Mortgage Info:	\$0
Mngmt Co:	RE/MAX			Property Disclosure:	Y
Mngmt Ph:		Maint Fee:	\$379.78	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS3714 LT 30 LD 36 SEC 7 TWP 40 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T

Amenities: None

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'7 X 13'6						
Main F.	Kitchen	10'8 X 14'						
Main F.	Dining	12'10 X 14'10						
Main F.	Mud Room	6' X 8'4						
Main F.	Foyer	6'6 X 8'						
Above	Master Bedroom	13' X 13'						
Above	Bedroom	11' X 9'8						
Above	Bedroom	10' X 10'						
Above	Laundry	3'4 X 7'						
Above	Loft	13' X 28'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	10	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Royal Pacific Tri-Cities Rlty

TATTON parkside 3 (or 4) bedroom row home by MOSAIC nestled at the base of Burke Mountain with Victoria Park at your doorstep. Spacious open concept floor plan features are 9' ceilings, a deluxe gourmet kitchen with shaker style cabinets, granite counters, stainless steel appliances and laminate hardwood floors. Huge loft area ideal for recreation room, man cave or 4th bedroom. Fenced yard off kitchen perfect for kids. Tons of storage space! Excellent location across from park and close to schools, transit & shopping. Move-in condition!

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Coquitlam, Burke Mountain Residential Attached  
**1400 MARGUERITE ST, V3E 0A7** MLS# V1095269 **Active**



List Price: \$645,000 Previous Price:

Subdiv/Complex: BELMONT WALK

Frontage:	Approx Yr Blt:	2009	PID:	027-833-411
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	5	Zoning:	MF
Exposure:	Bedrooms:	3	Taxes:	\$4,004 (2014)
Stories in Bldg:	Bathrooms:	4	GST/HST Incl?:	
Flood Plain:	Full Baths:	3	Tax Incl Utilities:	No
Meas. Type: Feet	Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage:	Double	
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:			
Flooring:	Laminate, Tile, Vinyl/Linoleum	Dist to Public Trans:	1	Dist to School/Bus:	1
Water Supply:	City/Municipal	Units in Development:	18	Total Units in Strata:	18
Heat/Fuel:	Electric	Locker:			
No. of Fireplaces:	1	Possession:			
Fireplace Fuel:	Electric	Title to Land:	Freehold Strata		
Outdoor Area:	Balcony(s), Fenced Yard	R/I Fireplaces:			
		Seller's Interest:	Registered Owner		
		Mortgage Info:	\$0		
Mngmt Co:	GETEWAY PPTY MGMT	Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee:	\$329.61			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS3342 LT 1 LD 36 SEC 13 TWP 39 AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T  
 Amenities: Garden, In Suite Laundry  
 Features Incl: Clothes Washer/Dryer, Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Garage Door Opener, Microwave, Security System, Smoke Alarm  
 Site Influences: Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'3	Below	Recreation Room	19'3 X 18'11			
Main F.	Dining	16'8 X 9'5						
Main F.	Kitchen	11'9 X 11'8						
Main F.	Living Room	11'4 X 15'7						
Main F.	Eating Area	9'9 X 7'11						
Above	Master Bedroom	13'11 X 11'8						
Above	Den	15'2 X 9'3						
Above	Bedroom	9'2 X 11'4						
Above	Bedroom	9'8 X 9'9						
Below	Family Room	18'1 X 21'10						

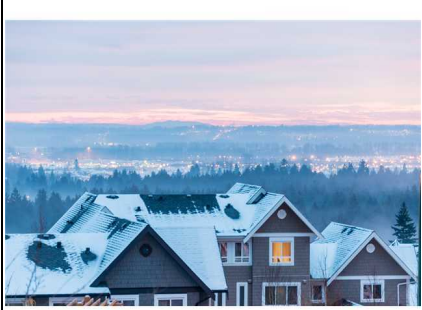
Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	
Finished Floor Area Main:	943	Finished Levels:	3	1	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	885	Basement Area:	Full, Fully Finished, Separate Entry	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	923			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	4 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	2,751	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	2,751			8	

Listing Broker(s): Macdonald Realty Ltd.

WELCOME HOME. BELMONT WALK BY POLYGON - 3 bedroom 3 level townhome is finished with beautiful details including stainless steel appliances with polished granite countertops. Upstairs boasts 3 bedrooms and a cozy den which can be converted into 4th bedroom. Media and rec room are downstairs with plenty of room to design your own. 1 bedroom full suite with separate entrance for the nanny or family member. FULLY FENCED & GATED LANDSCAPED YARD with DOUBLE CAR GARAGE. BURKE MOUNTAIN OFFERS CONVENIENCE w/new restaurants, grocery stores, etc. MOVE IN NOW. DON'T MISS OUT! DON'T MISS OUT. Call now.

Presented by:  
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Coquitlam, Burke Mountain Residential Attached  
**# 85 1305 SOBALL ST, V3E OE8** **MLS# V1090655** **Active**



List Price:	\$699,900	Previous Price:	
Subdiv/Complex: TYNERIDGE			
Frontage:		Approx Yr Blt:	2012
Depth/Size:		PID:	028-726-014
Lot SqFt:	0	Age at List Date:	2
Exposure:	S	Bedrooms:	4
Stories in Bldg:		Bathrooms:	4
Flood Plain:		Full Baths:	3
Meas. Type:	Feet	Half Baths:	1
Fixtures Lsd:		Taxes:	\$3,895 (2014)
Fixt Removed:		GST/HST Incl?:	
View:	Y - VALLEY	Tax Incl Utilities:	No
		Apprvl Req:	

Style of Home:	3 Storey, Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Slab	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Stone, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Wall/Wall/Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s)			Mortgage Info:	\$0
Mngmt Co:	Gateway			Property Disclosure:	Y
Mngmt Ph:	604-635-5000	Maint Fee:	\$284.79	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS4033 LT 85 LD 36 SEC 7 TWP 40 STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Garden  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Pantry, Smoke Alarm

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'2 X 13'						
Main F.	Dining	13'2 X 9'						
Main F.	Eating Area	9'3 X 9'2						
Main F.	Kitchen	10' X 9'7						
Above	Master Bedroom	14'7 X 13'7						
Above	Bedroom	11' X 9'6						
Above	Bedroom	10'4 X 9'6						
Bsmt	Recreation Room	20'11 X 13'2						
Bsmt	Bedroom	15'2 X 8'8						
Bsmt	Laundry	8'10 X 5'2						

<b>Floor Area (SqFt):</b>	Total # Rooms:	10	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full, Fully Finished	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4 4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor Area:	Restricted Age:		
	# Pets / Cats; Dogs:		
Unfinished Floor Area:	# or % Rentals:		
Grand Total Floor Area:			

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

Tyneridge by Polygon. Enjoy the unobstructed panoramic views of the Valley & mountains from all 3 levels of the house including your living rm, upper bdrms, balcony & bsmt. State of the art finishing throughout house; owner spent \$85,000 in renovation & upgrading: Craftsman architecture w/luxury finishing including Schonbeck lightings, crown moulding, marble & granite countertops. The fabulous gourmet kitchen w/oversized granite countertop, S/S apps. This end unit townhome located in the absolute BEST location. Bright, open & spacious 3 level w/9' on Main & 12' at the basement. The high & bright basement is ideal for your home office or entertainment area. Bring your fussiest buyer.

Presented by:  
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Coquitlam, Burke Mountain Residential Attached  
**# 120 3458 BURKE VILLAGE PR, V3E OJ1** **Active**  
 MLS# V1107127



List Price: \$724,900 Previous Price:

Subdiv/Complex: SECRET RIDGE

Frontage:	Approx Yr Blt:	2013	PID:	029-132-533
Depth/Size:			Type:	Townhouse
Lot SqFt:	Age at List Date:	2	Zoning:	RT-2
Exposure:	Bedrooms:	4	Taxes:	\$3,895 (2014)
Stories in Bldg:	Bathrooms:	3	GST/HST Incl?:	
Flood Plain:	Full Baths:	3	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - SOUTH EAST/WEST			

Style of Home:	2 Storey, End Unit	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	44
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard	Property Disclosure:	Y		
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$270.83		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL EPS1131 LT 18 LD 36 SEC 7 TWP 40 SHOWN ON FORM V.  
 Amenities: None  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security - RI, Smoke Alarm, Vacuum R.I. , Other - See Remarks  
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	22'2 X 13'8	Below	Bedroom	13'1 X 8'11			
Main F.	Kitchen	12'7 X 8'9	Below	Recreation Room	27'1 X 14'			
Main F.	Dining	12'8 X 7'11	Below	Storage	8' X 5'			
Main F.	Master Bedroom	14'7 X 10'10	Below	Utility	12'9 X 5'			
Main F.	Walk-In Closet	6'7 X 4'11						
Main F.	Bedroom	10' X 9'11						
Main F.	Bedroom	9'11 X 9'7						
Main F.	Laundry	6'4 X 5'4						
Main F.	Patio	22'7 X 7'2						
Main F.	Foyer	6'4 X 4'11						

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	
Finished Floor Area Main:	1,452	Finished Levels:	2	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Full, Fully Finished	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt:	809	Bsmt Height:		4	
Total Finished Floor Area:	2,261	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	2,261			8	

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

SECRET RIDGE is an impressive collection of duplex-style homes nestled between two gently flowing creeks. This home offers a spacious designer kitchen w/ granite countertops, S/S appliances, tiled backsplash, under mount cabinet lighting & a true convection gas range. Spacious 4 beds, 3 baths & tons of storage. Large rec room & 4th bdrm in a fully finished bsmt. Other feats incl. dark laminate H/W flrs, 15 ft vaulted ceilings, gas bbq hook up, 2 inch wood blinds, closet organizer in w/i, attached 2-car garage & a double-wide driveway. Relax on your south-exposed balc looking over lush landscaping. Enjoy a large covered patio & fully fenced b/y off the main floor. NO GST! Open house Sat Feb 28, 2:30-4:30 & Sun Mar 1, 1-3pm.