



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2494111
Board: V
House/Single Family

1341 WILLOW WAY

Coquitlam
Harbour Chines
V3J 5M2

Residential Detached

\$2,298,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,298,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2013**
Depth / Size: Bathrooms: **8** Age: **7**
Lot Area (sq.ft.): **9,960.00** Full Baths: **7** Zoning: **RS1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$10,360.94**
Rear Yard Exp: **North** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-247-718**
Tour:

View: **Yes: PEEK-A-BOO NORTH MTNS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water: **N**

Total Parking: **8** Covered Parking: **5** Parking Access: **Front, Lane**
Parking: **Garage; Double, Garage; Triple**

Dist. to Public Transit: **4 BLOCKS** Dist. to School Bus: **3 BLOCKS**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT D, PLAN NWP17364, DISTRICT LOT 369, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Sprinkler - Inground, Storage Shed**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|----------------|-------------|-------|-------------|------------|
| Main | Living Room | 12'11 x 13'11 | Above | Walk-In Closet | 13'2 x 8'1 | Bsmt | Kitchen | 12'4x 10'1 |
| Main | Dining Room | 14'7 x 12'4 | Above | Master Bedroom | 16'1 x 18' | Bsmt | Living Room | 12'4x 13'8 |
| Main | Kitchen | 11'10 x 17'6 | Above | Walk-In Closet | 8'10 x 7'1 | Bsmt | Bedroom | 12'4x 11'2 |
| Main | Pantry | 12'6 x 6' | Above | Bedroom | 13'8 x 11'8 | | | x |
| Main | Eating Area | 14' x 13'2 | Above | Bedroom | 13'8 x 12'7 | | | x |
| Main | Family Room | 16' x 14'6 | Above | Walk-In Closet | 5'4 x 6'7 | | | x |
| Main | Laundry | 13'1 x 9'3 | Above | Bedroom | 13'2 x 13'1 | | | x |
| Main | Bedroom | 12'11 x 14'4 | Above | Walk-In Closet | 5' x 4'11 | | | x |
| Main | Foyer | 8'11 x 14' | Bsmt | Recreation | 41'4 x 26'2 | | | x |
| Above | Master Bedroom | 16'3 x 17'7 | Bsmt | Flex Room | 20'5 x 15'7 | | | x |

| | | | | | | | |
|----------------------------|----------------------|----------------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 2,078 | # of Rooms: 23 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 2,356 | # of Kitchens: 2 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 3 | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 2,383 | Suite: Legal Suite | 3 | Bsmt | 4 | No | Pool: |
| Finished Floor (Total): | 6,817 sq. ft. | Crawl/Bsmt. Height: | 4 | Bsmt | 4 | No | Garage Sz: |
| | | Beds in Basement: 1 | 5 | Above | 5 | Yes | Grg Dr Ht: |
| Unfinished Floor: | 271 | Basement: Full | 6 | Above | 5 | Yes | |
| Grand Total: | 7,088 sq. ft. | | 7 | Above | 5 | Yes | |
| | | | 8 | Above | 4 | Yes | |

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

RE/MAX Sabre Realty Group

1/4 of a MILLION under Assessment! Quality hard to find with over 7,000 Square Feet! Custom built estate boasts welcoming foyer, 10ft steel door opening to traditional living rm & dining rm. Kitchen/Great rm plan w/space for the whole family. Kitchen has tons of cabinets, beautiful bevelled edge granite counters & access to huge, covered patio w/built-in heaters. Nanny/in-law quarters on main flr. Upstairs consists of 2 master bdrms & 3 additional bdrms, all w/own access to baths. Bsmt has legal 1 bdrm suite, soundproof theatre rm, wine cellar & huge rec rm. Bonus features include 3-car garage off lane, 2-car in front, A/C, high ceilings on all flrs, engineered hardwood, Wok Kit easily added, BI vac, sprinkler sys. & 400 amp service. Excellent home for large family in established area.



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Active
R2503050

Board: V
House/Single Family

836 GROVER AVENUE

Coquitlam
Coquitlam West
V3J 3E2

Residential Detached

\$1,199,000 (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.