



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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Active
R2487228

Board: V
Duplex

926-928 GRANT STREET

Coquitlam
Coquitlam West
V3J 4M3

Multifamily
\$2,999,999 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$2,999,999
Meas. Type: Feet	# of Rooms:	24	Frontage (metres): 0.00
Depth / Size (ft.):	Bedrooms:	9	Approx. Year Built: 1975
Lot Area (sq.ft.): 8,500.00	Beds in Bsmt:	0	Age: 45
Flood Plain: No	Beds not in Bsmt:	9	Zoning: RT-1
Rear Yard Exp:	Bathrooms:	6	Gross Taxes: \$5,673.28
Council Apprv?:	Full Baths:	4	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?: No
	P.I.D.: 006-193-552		Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **LOT 273, PLAN NWP47809, DISTRICT LOT 367, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	14'3 x 21'9	Above	Bedroom	9'9 x 10'11	Below	Dining Room	6'4 x 10'4
Above	Master Bedroom	13'10 x 11'9	Above	Kitchen	10'5 x 14'5	Below	Foyer	6'10 x 6'3
Above	Walk-In Closet	6'3 x 4'3	Below	Living Room	13'11 x 19'5	Below	Den	6'0 x 9'4
Above	Bedroom	9'0 x 10'11	Below	Master Bedroom	10'6 x 16'4	Below	Laundry	12'9 x 10'2
Above	Bedroom	9'9 x 10'11	Below	Bedroom	11'6 x 10'7			x
Above	Kitchen	10'5 x 14'5	Below	Kitchen	12'1 x 8'10			x
Above	Living Room	14'3 x 21'9	Below	Foyer	6'10 x 15'9			x
Above	Master Bedroom	13'10 x 11'9	Below	Living Room	13'10 x 15'5			x
Above	Walk-In Closet	6'3 x 4'3	Below	Bedroom	16'4 x 9'5			x
Above	Bedroom	9'0 x 10'11	Below	Kitchen	7'7 x 10'4			x

Finished Floor (Main):	2,377	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	1 Bed Units:		1	Main	2	Yes	Barn:
Finished Floor (Below):	2,215	2 Bed Units:	Income/annum:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	2	Yes	Pool:
Finished Floor (Total):	4,592 sq. ft.	Other Units:	Net Op. Income:	4	Main	3	No	Garage Sz:
		Suite:		5	Below	3	No	Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6	Below	3	No	
Grand Total:	4,592 sq. ft.	Basement: Full		7			No	
				8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

***DEVELOPER/INVESTORS ALERT!DOUBLE EXPOSURE LAND ASSEMBLY INVESTMENT opportunity for big development site.This CORNER LOT 1 STY DUPLEX is zoned RT-1 Infilled residential and is designated for Townhousing under the Burquitlam Loughheed Neighborhood Plan (BLNP). This neighborhood is identified as a neighborhood pocket that will be evaluated for potential changes to land use. 909,913,917,921,925,927 Grant Street - Project Proposal:To construct 63 stacked townhomes with underground parkade. Applications include: Rezoning 6 lots from RS-1 to RT-2 subdivision application to consolidate lots Development permit for form and character. Don't miss out on this great location and rare opportunity for big development or a mortgage helper!**



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Active
R2478531

Board: V
Duplex

1048-1050 MADORE AVENUE

Coquitlam
Central Coquitlam
V3K 3B8

Multifamily
\$1,695,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,695,000
Meas. Type: Feet	# of Rooms:	13	Frontage (metres): 0.00
Depth / Size (ft.): 0	Bedrooms:	5	Approx. Year Built: 1970
Lot Area (sq.ft.): 9,300.00	Beds in Bsmt:	0	Age: 50
Flood Plain:	Beds not in Bsmt:	5	Zoning: RT-1
Rear Yard Exp: South	Bathrooms:	4	Gross Taxes: \$5,886.43
Council Apprv?:	Full Baths:	2	For Tax Year: 2019
If new, GST/HST inc?:	Half Baths:	2	Tax Inc. Utilities?:
	P.I.D.: 010-534-997		Tour:

View: :
Complex / Subdiv:
Services Connected: **Sanitary Sewer**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

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

Metered

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Carpport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: TENANT FIXTURES AND CONTENTS**
Floor Finish: **Mixed**
Sprinklers?: **No** Smoke Detectors?: **N**
Bylaw Infractions?: **N**

Legal: **LOT 1, PLAN NWP19674, DISTRICT LOT 3, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 17'3	Above	Bedroom	11' x 11'8			x
Main	Dining Room	11'4 x 15'4	Above	Laundry	7'8 x 9'2			x
Main	Master Bedroom	15'4 x 9'1	Above	Kitchen	11'9 x 9'			x
Main	Bedroom	13'1 x 9'11						x
Main	Laundry	9'6 x 7'6						x
Main	Kitchen	12'6 x 8'8						x
Above	Living Room	17'6 x 15'4						x
Above	Dining Room	15'5 x 11'5						x
Above	Master Bedroom	15'4 x 9'1						x
Above	Bedroom	10' x 9'11						x

Finished Floor (Main):	1,352	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,524	1 Bed Units:		1	Main	2	Yes	Barn:
Finished Floor (Below):	0	2 Bed Units:	Income/annum:	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Main	2	Yes	Pool:
Finished Floor (Total):	2,876 sq. ft.	Other Units:	Net Op. Income:	4	Above	4	No	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	0	Crawl/Bsmt. Height:		6				
Grand Total:	2,876 sq. ft.	Basement: None		7				
				8				

Listing Broker(s): **Coldwell Banker MacPherson Real Estate**

UP & DOWN FULL DUPLEX on a Quiet street. Top unit has 3 bedrooms, 1.5 bathrooms, 1525 sq/ft. Main Floor is 2 bedrooms 1.5 bathrooms, 1352 sq/ft. Each unit has a spacious laundry room, wood burning fireplaces, large kitchens and large covered decks. There is a detached workshop and 2 covered parking areas with additional parking on the driveway. Gross rents are \$2865 per month. Measurements are approximate and should be verified if important.



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Active
R2493926

Board: V
Duplex

319-321 BURNS STREET

Coquitlam
Coquitlam West
V3K 4E7

Multifamily
\$1,699,000 (LP)
(SP)



Sold Date:	Frontage (feet):	88.00	Original Price: \$1,699,000
Meas. Type: Feet	# of Rooms:	18	Frontage (metres): 26.82
Depth / Size (ft.): 120	Bedrooms:	6	Approx. Year Built: 1969
Lot Area (sq.ft.): 10,591.00	Beds in Bsmt:	0	Age: 51
Flood Plain: No	Beds not in Bsmt:	6	Zoning: RT1
Rear Yard Exp:	Bathrooms:	4	Gross Taxes: \$6,461.61
Council Apprv?:	Full Baths:	3	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths:	1	Tax Inc. Utilities?: No
	P.I.D.: 007-071-272		Tour: Virtual Tour URL

View: **Yes: Mountains**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow, Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered

Total Parking: **6** Covered Parking: **4** Parking Access: **Front, Rear**
Parking: **Carport; Multiple, Open**
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Wall/Wall/Mixed**
Sprinklers?: **No** Smoke Detectors?: **Y**
Bylaw Infractions?: **N**

Legal: **PL NWP34518 LT 146 DL 3 LD 36**

Amenities: **In Suite Laundry, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 12'1	Below	Kitchen	12'2 x 11'9	Main	Laundry	8'5 x 8'1
Main	Kitchen	12'1 x 8'9	Below	Living Room	20'10 x 11'7			x
Main	Eating Area	8'8 x 8'8	Below	Bedroom	12'2 x 9'9			x
Main	Dining Room	12'1 x 11'6	Below	Den	12'9 x 7'3			x
Main	Master Bedroom	12'9 x 10'10	Below	Storage	27'7 x 12'1			x
Main	Bedroom	12'9 x 9'0	Main	Living Room	19'8 x 8'9			x
Main	Bedroom	10'1 x 9'3	Main	Kitchen	13'7 x 12'1			x
	x		Main	Dining Room	19'8 x 6'9			x
	x		Main	Master Bedroom	14'2 x 13'8			x
	x		Main	Bedroom	12'2 x 10'1			x

Finished Floor (Main): 2,408	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 959	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Main	2	Yes	Pool:
Finished Floor (Total): 3,367 sq. ft.	Other Units:	Net Op. Income:	4			No	Garage Sz:
	Suite:		5	Below	4	No	Grg Dr Ht:
Unfinished Floor: 352	Crawl/Bsmt. Height:		6			No	
Grand Total: 3,719 sq. ft.	Basement: Partly Finished		7			No	
			8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Abbotsford)**

Side X Side Duplex – rare opportunity to own two homes on a large, level lot 10,591 sq ft nestled in a quiet neighbourhood. Prime location situated at the end of a cul-de-sac with rear lane access, parks and schools, shopping just a stones throw away. Both sides are very well kept and clean with some updating done over the years, floors and windows. Ideal for a family & the in-laws plus investment potential for redevelopment. Check with city hall to determine the various redevelopment opportunities that are available for this property and the entire cul-de-sac. Tenants on one side have purchased and will be moving out November 1st. Other tenant has a lease till January 31,2021. Great income producing holding property.



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Active
R2245637

Board: V
Duplex

1733-35 HIE AVENUE

Coquitlam
Maillardville
V3K 1B6

Multifamily
\$3,100,000 (LP)
(SP)



RM2 / RM3 Multi-Storey Medium Density Apartment

Sold Date:	Frontage (feet): 66.00	Original Price: \$4,100,000
Meas. Type:	# of Rooms: 22	Frontage (metres):
Depth / Size (ft.): 122	Bedrooms: 12	Approx. Year Built: 1972
Lot Area (sq.ft.): 8,052.00	Beds in Bsmt: 0	Age: 48
Flood Plain:	Beds not in Bsmt: 12	Zoning: RT-1
Rear Yard Exp:	Bathrooms: 4	Gross Taxes: \$4,128.88
Council Apprv?:	Full Baths: 4	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?:
	P.I.D.: 003-003-876	Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas**
Sewer Type:

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 0	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Carport; Multiple		
Exterior: Brick, Stucco	Dist. to Public Transit: 2		Dist. to School Bus: 7 Blocks
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: Yes		
Renovations:	Fixtures Leased: No		
# of Fireplaces: 1	Fixtures Rmvd: No		
Fireplace Fuel: Wood	Floor Finish: Wall/Wall/Mixed		
Water Supply: City/Municipal	Sprinklers?: No		Smoke Detectors?: N
Fuel/Heating: Forced Air	Bylaw Infractions?: N		
Outdoor Area: Fenced Yard, Patio(s)			
Type of Roof: Asphalt			

Legal: **PL NWP10492 LT 13 BLK 3 DL 47 LD 36.**

Amenities: **Garden**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Refrigerator, Security - Roughed In, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 22'	Below	Laundry	8' x 6'	Below	Recreation	12' x 22'
Main	Dining Room	8' x 11'6"	Main	Living Room	12' x 22'	Below	Laundry	8' x 6'
Main	Kitchen	9'6" x 10'	Main	Dining Room	8' x 11'6"			x
Main	Master Bedroom	13' x 9'6"	Main	Kitchen	9'6" x 10'			x
Main	Bedroom	8'6" x 12'	Main	Master Bedroom	13' x 9'6"			x
Main	Bedroom	8'6" x 9'	Main	Bedroom	8'6" x 12'			x
Below	Bedroom	9' x 9'	Main	Bedroom	8'6" x 9'			x
Below	Bedroom	9' x 8'	Below	Bedroom	9' x 9'			x
Below	Bedroom	8' x 9'	Below	Bedroom	9' x 8'			x
Below	Recreation	12' x 22'	Below	Bedroom	8' x 9'			x

Finished Floor (Main): 2,000	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 2,000	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below): 0	2 Bed Units:	Income/annum:	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	3 Bed Units:	Less Op. Exp:	3	Below	4	No	Pool:
Finished Floor (Total): 4,000 sq. ft.	Other Units:	Net Op. Income:	4	Below	4	No	Garage Sz:
	Suite:		5				Grg Dr Ht:
Unfinished Floor: 0	Crawl/Bsmt. Height:		6				
Grand Total: 4,000 sq. ft.	Basement: None		7				
			8				

Listing Broker(s): **Magsen Realty Inc.**

Magsen Realty Inc.

LAND ASSEMBLY INVESTMENT opportunity for BIG development SITE flat Location . DEVELOPERS INVESTORS. ALERT Possible for HIGH RISE Rezoning The site is designated for medium density - RM 2 and RM 3, permitting construction of multi-storey residential apartment buildings up to 8 levels NOW Gross floor area of 1.85 (buyer to verify). It is in the prime location of Maillardville, Coquitlam, just minutes away from Highway #1, Loughheed Highway, transit, supermarkets, shopping, and recreation.