| Sold Date: Frontage (feet): Original Price: \$2,354 Meas. Type: Feet # of Rooms: 1.2 Printage (metres): Depth / Size (ft.): Bedrooms: 4 Approx. Year Bult: 1963 Lot Area (sq. ft.): 20,790.00 Beds not in Bsmt: 4 Approx. Year Bult: 1963 Flood Plain: Beds not in Bsmt: 4 Zoning: DUP Rear Yard Exp: Bathrooms: 2 For Tax Year: 20,12 Council Apprv?: Full Baths: 2 For Tax Year: 20,12 Council Apprv?: Full Baths: 0 Tax Inc. Utilities?: No Pointe: Racer / Bungalow Toxi Inc. Utilities?: No Parking Access: Construction: Frame - Metal Yinitig: Property Disc: Year: Parking Access: Construction: Frame - Metal Property Disc: Year: Property Disc: Year: Tele Forelace: Rein / Frankes Property Disc: Year: Parking Access: Dist. to School Bus: Syndedition: Concrete Perimeter Rein / Frankes Rein / Frachol No / Frankes Dist. to | | | | | L | Metro Phone: http://ww | ented by: ala PRE Edge Realty 604-551-4418 vw.luisayala.ca luisayala.ca | C * | | | | | Ξ |
|--|--|--|--|---|-------------------------------------|--|--|---|---|---|---|--|---|
| Meas. Type: Feet # of Rooms: 12 Frontage (metres): Depth / Size (ft.): Bedrooms: 4 Approx. Year Built: 1966 Lot Area (sq.ft.): 20,790.00 Beds not in Bsmt: 4 Zoning: DUP Rear Yard Exp: Bathrooms: 2 Gross Taxes: \$6,5 Council Apprv2: Full Baths: 2 For Tax Year: 2017 View: : : Connels, Solidiv: Service: 2 View: : : Complex / Subdiv: Service: 2 Service: : Complex / Subdiv: Service: 12 Parking: Carage; Single Dift. To Parking: ? Correcte Parimeter Concrete Parimeter Prophyty Disc.; Yee Dist. to School Bus: Dist. to School Bus: Virul : : : For Tax Yee: Dist. to School Bus: Dist. to School Bus: Virul : : : : Dist. to School Bus: Dist. to School Bus: Virul : : : : : : Dist. to School Bus: Vin | 2478239 Joard: V | | | | 1870 | Port (Glen | Coquitlam wood PQ | ENUE | | | \$ | | - |
| eatures: Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions Main Bedroom 9'0 x 11'0 Main Kitchen 8'0 x 9'0 Main Bedroom 9'0 x 11'0 Main Bedroom 11'0 x 11'6 Main Bedroom 9'0 x 11'0 Main Bedroom 9'0 x 11'0 Main Bedroom 9'0 x 11'0 Main Bedroom 9'0 x 11'0 Main Bedroom 11'0 x 11'6 Main Bedroom 10'0 x 13'0 Main Bedroom 10'0 x 13'0 Main Kitchen 8'0 x 9'0 Main Kitchen 8'0 x 9'0 Main Kitchen 8'0 x 9'0 Main Laundry 6'0 x 8'0 Main Laundry 6'0 x 8'0 Main Bedroom 11'0 x 11'6 Main Bedroom 10'0 x 13'0 Main Bedroom 10'0 x 13'0 Main Bedroom 10'0 x 13'0 Main Citthen 8'0 x 9'0 Main Laundry 6'0 x 8'0 Main Laundry 6'0 x 8'0 Main Laundry 6'0 x 8'0 Main Laundry 6'0 x 8'0 X Main A No A A Main A No A A Main A No A Main A No A Main A No Main A No A Main A No Main A No Main A No Main A No Main A No Main A No | tyle of Home: onstruction: xterior: oundation: ain Screen: enovations: replace Fuel: /ater Supply: uel/Heating: utdoor Area: ype of Roof: egal: | Ancher/Bur Frame - Meta Vinyl Concrete Per Concrete Per Concrete Per Concrete Per Concrete Per | igalow il imeter al | R.I. Plur R.I. Fire Metered | ear: places: | eas. Type: epth / Size (ft t Area (sq.ft. bod Plain: ear Yard Exp: buncil Apprv?: new, GST/HS ew: mplex / Subc rvices Conner wer Type: | .):): 20,790.00 T inc?: : iv: cted: Electricit City/Mu Total Parking: 4 Parking: Dist. to Public Tr Title to Land: Property Disc.: Fixtures Leased: Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infraction | # of Room Bedrooms: Beds in Bs Beds not in Bathrooms Full Baths: Full Baths P.I.D.: 010 ty, Natural (nicipal Covered P Garage ransit: Freehold No Yes No : s?: N | ns: mt: n Bsmt: s: 0-475-59 Gas, San Parking: 2 e; Single nStrata | 4 0 4 2 2 0 91 itary Sew Parking Dist. to Smoke | Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour: ver, Storr Access: School Bu | : (metres): Year Built: ixes: Year: Utilities?: n Sewer, | 1969 51 DUPLEX \$6,502.7 2019 No |
| inished Floor (Above): 0 1 Bed Units: 1 Main 4 No Barn: inished Floor (Below): 0 2 Bed Units: Income/annum: 2 Main 4 No Workshop/Shed: | eatures: Floor Main Main Main Main Main Main Main Main | Type Living Room Kitchen Nook Laundry Bedroom Bedroom Bedroom Living Room Kitchen Nook | 10'0 8'0 7'0 6'0 9'0 11'0 10'0 8'0 7'0 | x 13'0 x 9'0 x 7'0 x 8'0 x 11'0 x 11'6 x 13'0 x 9'0 x 7'0 | Main | Bedroo | | 9'0 x 11'0 11'0 x 11'6 x x x x x x x x x x | Floor | Ту | ґре | | Dimensions X X X X X X X X X X X X X |
| Inisited Floor (basement): 0 3 bed offics: Less Op. Exp: 3 Pool: nished Floor (Total): 1,720 sq. ft. Other Units: Net Op. Income: 4 Garage Sz: nfinished Floor: 0 Crawl/Bsmt. Height: 6 Grg Dr Ht: rand Total: 1,720 sq. ft. Basement: Crawl 7 8 | nished Floor nished Floor nished Floor nished Floor nfinished Floor | Above): Below): Basement): Total): | 0 0 1,720 sq. ft. 0 | 1 Bed Unit 2 Bed Unit 3 Bed Unit Other Unit Suite: Crawl/Bsm | s: s: s: s: nt. Height: | Income/ann Less Op. Exp | um:): | 1 2 3 4 5 6 7 | Main | 4 | No | Barn: Workshop Pool: Garage Sz | /Shed: |
| sting Broker(s): Royal LePage West Real Estate Services Royal LePage West Real Estate Services | sting Broker(| s): Royal LePag | ge West Real | Estate Se | rvices | | F | Royal LePage | West Re | al Estate | Services | | |

| Sold Date: Frontage (feet): 76.51 Original Price: \$1,398,000 Meas. Type:: Feet # of Rooms: 18 Frontage (metres): 23.52 Lot Area (sq.ft.): 9,486.00 Beds in Bsmt: 0 Age:: 46 Flood Plain: No Beds not in Bsmt: 0 Age:: 46 Council Apprv2: Full Baths: 2 For Tax free: 2019 Council Apprv2: Full Baths: 2 For Tax free: 2019 Council Apprv2: Full Baths: 2 For Tax free: 2019 Council Apprv2: Full Baths: 2 For Tax free: 2019 Council Apprv2: Full Baths: 2 For Tax free: 2019 Council Apprv2: No : Council Apprv2: Full Baths: 2 For Tax free: Syle of Home: 2 Sterey Council Apprv2: Full Parking Avail, Capprv3: Tou: Concrete Perimeter Reno. Year: Reno. Year: Parking Avail, Capprv3: Date to School Bue: 3 BLKS Ran Scenen: Reno. Year: Reno. Year: Freeded Ind: Freeded Ind: Parking Avail, Capprv3: Date to School Bue: 3 BLKS Ste Influences: Case - Natural Reit Parking Avail, Capprv3: Date | | | | | Luis An Metr Phone http:// | esented by: yala PRI o Edge Realty :: 604-551-4418 www.luisayala.ca @luisayala.ca | | | | | EDGE REALTY |
|--|--|--|--|---|--|---|--|---|--|--|--|
| Meas. Type: Feet # of Rooms: 18 Frontage (metres): 23.32 Depth / Size (ft.): 124 Bedrooms: 6 Approx. Year Bull: 1974 Lot Area (sq.ft.): 9,486.00 Beds in Bsmt: 0 Age: 46 Flood Plain: No Beds on the Bsmt: 6 Approx. Year Bull: 1974 Lot Area (sq.ft.): 9,486.00 Beds in Bsmt: 0 Age: 46 Flood Plain: No Beds on the Bsmt: 2 Fort Tax Year: 2019 Council Apprv2: Full Baths: 2 Fort Tax Year: 2019 Council Apprv2: Full Baths: 2 Fort Tax Year: 2019 View: No : Complex / Subdiv: Services Connected: Etcriptiv, Natural Gas, Storm Sewer Sewer Type: Total Paring: Add. Parking Avail, Carport, Single Dist: to School Bus: 3 BLKS Oundstor: R.I. Flumphons: Couverde Parking: 1 Dist: to School Bus: 3 BLKS Tote on R.I. Finiphaces: Parking Avail, Carport, Single Dist: to School Bus: 3 BLKS Outscript: R.I. Finiphaces: Property Disc:: Yes Fretures Leaadd: Freehold NonStrata <td< th=""><th>R2458102 Board: V</th><th></th><th></th><th></th><th>Por Bircl</th><th>t Coquitlam nland Manor</th><th>/ENUE</th><th></th><th></th><th>\$</th><th>,</th></td<> | R2458102 Board: V | | | | Por Bircl | t Coquitlam nland Manor | /ENUE | | | \$ | , |
| ityle of Home: 2 Storey Frame - Wood Construction: Frame - Wood Construction: Frame - Wood Concrete Perimeter Rain Screen: Reno. Year: Reno. Year: Sprinklers?: No Smoke Detectors?: Y Main Dining Room 10' x 10' Main Master Bedroom 10' x 9' Main Master Bedroom 10' x 9' Main Bedroom 10' x 9' Main Bedroom 10' x 10' Main Bedroom 10' x 2' Below Laundry 6' x 8' K Main Mook 12' Below Laundry 1,236 18' Main Yooh 18' Main Yooh 18' Main Yooh 18' Main Yooh 18' Main Yooh 18' Main Yooh 18' Main Yooh 18' Mai | | | | | Meas. Type: Depth / Size (Lot Area (sq.1 Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Su Services Conr | (ft.): 124 ft.): 9,486.00 No c: c: c: c: c: c: c: c: c: c: c: c: c: | # of Roon Bedrooms Beds in Be Beds not i Bathrooms Full Baths Half Baths P.I.D.: 00 | ns: : mt: n Bsmt: s: : : : : : 8-025-1 | 18 6 0 6 4 2 2 85 | Frontage Approx. Age: Zoning: Gross Ta For Tax Tax Inc. Tour: | e (metres): 23.32 Year Built: 1974 46 RS1 exes: \$5,407.70 Year: 2019 |
| eatures: Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions Main Living Room 16' x 12' Main Dining Room 12' x 10' X X X Main Dining Room 12' x 10' Main Kitchen 12' 8 x 8'4 X X X Main Master Bedroom 15'5 x 12'6 Main Bedroom 10' x 9' X X Main Bedroom 10' x 9' Main Bedroom 10' x 9' X X Main Bedroom 10' x 9' Main Bedroom 10' x 10' X X Main Nook 12'6 x 8'6 Below Recreation 20' x 25' X X X Below Laundry 6' x 8' X X X X X Main Living Room 16' x 12' X X X X X Below Laundry 6' x 8' X X X X X X X X X <t< th=""><th>in Screen: variant Scr</th><th>Frame - Wood Other, Wood Concrete Peri : 1 Gas - Natural City/Municipa Forced Air Fenced Yard Torch-On LOT 397, PLA</th><th>imeter al</th><th>R.I. Plumbir R.I. Fireplac Metered</th><th>ng: .es:</th><th>Total Parking: Parking: Dist. to Public Title to Land: Property Disc.: Fixtures Leased Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractio</th><th>5 Covered F Add. F Fransit: 1 BLK Freehold No Yes d: No : Yes: GAS RA No ns?: N</th><th>Parking A onStrata NNGE</th><th>Avail., Carp Dist. to Smoke</th><th>ort; Single School Bu</th><th>e s: 3 BLKS</th></t<> | in Screen: variant Scr | Frame - Wood Other, Wood Concrete Peri : 1 Gas - Natural City/Municipa Forced Air Fenced Yard Torch-On LOT 397, PLA | imeter al | R.I. Plumbir R.I. Fireplac Metered | ng: .es: | Total Parking: Parking: Dist. to Public Title to Land: Property Disc.: Fixtures Leased Fixtures Rmvd: Floor Finish: Sprinklers?: Bylaw Infractio | 5 Covered F Add. F Fransit: 1 BLK Freehold No Yes d: No : Yes: GAS RA No ns?: N | Parking A onStrata NNGE | Avail., Carp Dist. to Smoke | ort; Single School Bu | e s: 3 BLKS |
| Inished Floor (Above):01 Bed Units:1Main4NoBarn:inished Floor (Below):02 Bed Units:Income/annum:2Below2NoWorkshop/Shed:inished Floor (Basement):1,0363 Bed Units:Less Op. Exp:3Main4NoPool:inished Floor (Total):2,376 sq. ft.Other Units:Net Op. Income:4Below2NoGarage Sz:Infinished Floor:0Crawl/Bsmt. Height:655555 | eatures: Floor Main Main Main Main Main Main Below Below | Type Living Room Dining Room Kitchen Master Bedrooo Bedroom Bedroom Nook Recreation Laundry | Dimer 16' x 12' x 12'8 x 12'8 x m 15'5 x 10' x 10' x 12'6 x 20' x 6' x | Isions Flo 12' Ma 10' Ma 8'4 Ma 12'6 Ma 9' Ma 8'6 Be 25' Be 8' | or Type in Dinin in Kitch in Bedri in Bedri in Nook low Recro | en er Bedroom oom oom ceation | 12' x 10' 12'8 x 8'4 15'5 x 12'6 10' x 9' 10' x 10' 12'6 x 8'6 20' x 25' 6' x 8' x | Floor | Ту | pe | x x x x x x x x x x x |
| Grand Total: 2,376 sq. ft. Basement: Partly Finished 7 8 | inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (| (Main): (Above): (Below): (Basement): (Total): | 1,340 0 1,036 2,376 sq. ft. | Bachelor Units 1 Bed Units: 2 Bed Units: 3 Bed Units: Other Units: Suite: Crawl/Bsmt. F | Income/ar Less Op. E Net Op. Ir leight: | num: Exp: | Bath 1 2 3 4 5 6 7 | Main Below Main | 4 2 4 | No No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: |

Attention all Investors and renovation experts. Great location. Duplex on a large 9600 sq. ft. lot. Total living space is approximately 4500 sf. total for both sides. Close to schools, parks, shopping and transportation. Prairie Ave being upgraded for Bike and Pedestrian traffic. This is a duplex with RD zoning with no covenants.

| | | Luis A M Pho http | Presented by: Ayala PRE(etro Edge Realty one: 604-551-4418 ://www.luisayala.ca uis@luisayala.ca | C* | | | |
|---|--|---|---|---|--|--|--|
| <mark>Active</mark> R 2503055 Board: V Fourplex | | F | WELLINGTON S Port Coquitlam Glenwood PQ V3B 3W9 | STREET | | \$ | Multifamily 1,799,000 (LP) (SP) M |
| | | Lot Area (s Flood Plain Rear Yard Council Ap If new, GS View: Complex / | e: Feet ze (ft.): 88.47 sq.ft.): 10,648.00 :: Exp: prv?: T/HST inc?: : Subdiv: ponnected: Electricity | y, Sanitary | s: 18 7 mt: 0 b Bsmt: 7 : 4 4 0 5-698-162 | Frontage Approx. V Age: Zoning: Gross Ta For Tax V Tax Inc. Tour: Vi | /ear: 2020 Utilities?: No rtual Tour URL |
| menities: ite Influences: | erimeter Reno. R.I. Plu R.I. Fin pal Metere | umbing: eplaces: d | Property Disc.: N Fixtures Leased: N Fixtures Rmvd: Floor Finish: Sprinklers?: N Bylaw Infractions | reehold Noi lo lo : : No ?: N | ng Dist. f | ng Access: to School Bus te Detectors? T | - |
| eatures: Floor Type Main Kitchen Main Living Room Main Bedroom Main Laundry Main Utility Main Utility Main Kitchen Main Living Room Main Master Bedroom | 00m 12' x 12' 12' x 10' 8' x 6' 8' x 6' 9' x 8' 22' x 12' | Main U Above Kii Above Liv Above Ma Main Kii Main Liv Above Ma | ility ichen ving Room aster Bedroom tchen ving Room aster Bedroom | Dimensions 8' x 6' 9' x 8' 22' x 12' 12' x 12' 9' x 8' 22' x 12' 12' x 12' 12' x 12' 12' x 10' x x | Floor | Гуре | Dimensions x x x x x x x x x x x x x x x x |
| inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total): | 1,580 Bachelor 1,580 1 Bed Un 0 2 Bed Un 0 3 Bed Ur 3,160 sq. ft. Other Un | its: 4 Income its: 4 Income its: Less Op | e/annum: \$58,588. 0 | 00 2 3 | Floor # of Piece: Main 4 Above 4 Main 4 Above 4 Above 4 | s Ensuite? No No No No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht: |

GREAT Investment OPPORTUNITY. This FOURPLEX sits on a 10,648 Square Foot CORNER Lot. Currently Zoned as RTH-3 TOWNHOME Zoning, SUPERB Future Potential. Featuring 4 - 2 Bedroom SUITES, Fully Tenanted, Separate Meters, Coin Laundry and Tenants Pay All Utilities. Gross Income Close to \$60,000 per year. PRIME Location, Close To Schools, Parks, Shopping and Shopping. CALL Today for an INFORMATION PACKAGE.