



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
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Port Coquitlam, Central Pt Coquitlam
21 2443 KELLY AV, V3C 1Y3

MLS# V1055151

Residential Attached
Active



List Price:	\$104,500	Previous Price:	
		Original Price:	\$104,500
Subdiv/Complex:		Approx Yr Blt:	1976
Frontage:		PID:	000-682-390
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	RES
Exposure:		Bedrooms:	2
Stories in Bldg:	3	Bathrooms:	1
Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$761 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:	N	Tax Incl Utils:	No
		Apprvl Req:	No

Style of Home:	Upper Unit	Total Parking:	Covered Parking:	11
Construction:	Frame - Wood	Parking Access:		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground	
Exterior:	Stucco			
Rain Screen:		R/I Plumbing:		
Type of Roof:	Other	Dist to Public Trans:		
Renovations:		Units in Development:		
Flooring:	Mixed	Locker:	No	
Water Supply:	City/Municipal	Possession:		
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata	
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale	
Fireplace Fuel:		Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)			
Mngmt Co:	CENTURY 21 PRIDENTIAL	Property Disclosure:	N - FORCLOSURE	
Mngmt Ph:	604-273-1745	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed	
	Maint Fee:	\$335.19		

Maint Charge Incl: Heat, Hot Water, Management

Legal: NWS155 DL 289 LD 36 STRATA LOT AS SHOWN ON FORM 1
 Amenities: Shared Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 12'						
Main F.	Kitchen	7' X 7'6"						
Main F.	Eating Area	8' X 8'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Bedroom	14' X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	876	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	876	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	876			8	

Listing Broker(s): (1) Royal LePage West R.E.S.

Fabulous opportunity to stop paying rent and have your own home. Spacious 2 bdrm in the heart of trendy Port Coquitlam. Walk to schools, shops, maintenance fee includes heat and hot water. Underground parking, complex has an indoor pool, sauna, and large party room. Home needs some tender loving care, a little cleaning and this diamond in the rough will shine.



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Port Coquitlam, Central Pt Coquitlam
4 2431 KELLY AV, V3C 1Y3

MLS# V1044948

Residential Attached
Active



List Price: \$117,000 Previous Price: \$122,000
 Original Price: \$122,000

Subdiv/Complex: ORCHARD VALLEY

Frontage:	Approx Yr Blt: 1976	PID:	001-145-819
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 38	Zoning:	STRATA
Exposure:	Bedrooms: 2	Taxes:	\$745 (2013)
Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: Exempt	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd:			
Fixt Removed: N			
View: N			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	1 BLOCK
Renovations:		Units in Development:	180	Total Units in Strata:	180
Flooring:		Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	N - OWNERNOT LIVING THERE		
Mngmt Co:	CENTURY 21 PRUDENTIAL	Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:	604-273-1745	Maint Fee:	\$335.19		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Recreation Facility, Management

Legal: SL 144 DL 189 GRP 1 NWD SP 155
 Amenities: Pool; Indoor, Sauna/Steam Room, Shared Laundry, Swirlpool/Hot Tub, Recreation Center
 Features Incl: Range

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6 X 12'						
Main F.	Dining	8' X 8'						
Main F.	Kitchen	7'6 X 6'5						
Main F.	Master Bedroom	15' X 10'						
Main F.	Bedroom	14'6 X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	866	Finished Levels:	1	1 5 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	866	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	866			8

Listing Broker(s): (1) Royal LePage West R.E.S.

heat and hot water included in condo fee close to shopping and all amenities,plus indoor pool and rec center. and transportation.



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Coquitlam, Coquitlam West Residential Attached
201 601 NORTH RD, V3J 1P1 **MLS# V1042872**
Active



List Price:	\$129,000	Previous Price:	
		Original Price:	\$129,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1980
Depth/Size:		PID:	001-493-248
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	4	Taxes:	\$1,141 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:	- "AS IS WHERE IS"		
View:			

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	41
Flooring:	Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PENINSULA-SCOTT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-385-2242	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Maint Fee:	\$203.00				

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL NWS660 LT 9 DL 5 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, Sauna/Steam Room, Shared Laundry, Storage
 Features Incl: Dishwasher

Site Influences:

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	634	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	634	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	634			8	

Listing Broker(s): (1) Amex - Fraseridge Realty

Beautifully renovated one bedroom apartment in an excellent location. Walk to Lougheed Mall and Skytrain. Kitchen has newer appliances. Designer bathroom and agood size bedroom that will make you fall in love with your new home. Building features: new roof 1999, re-piped 2003 and exterior paint 2007. Ideal for first time buyers. Heat & hotwater included in maintainence fees. Bylaws allow 2 cats or 1 dog less than 30 lbs. or 18". All sizes and ages are approx. only. The Buyer should not rely upon the listing information without the Buyer independently verifying the information.



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Port Coquitlam, Glenwood PQ

MLS# V1039745

Residential Attached

212 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$139,900 Previous Price: \$149,000
 Original Price: \$174,900

Subdiv/Complex: The Sapphire
 Frontage: Approx Yr Blt: 2008 PID: 027-654-494
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 5 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,262 (2013)
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development: 23	Total Units in Strata: 23
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric, Baseboard	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORCLOSURE
Mngmt Co:	Peak	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph:	604-931-8666	Maint Fee:	\$263.68

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

Legal: PL BCS3110 LT 7 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'8 X 19'11						
Main F.	Kitchen	10'8 X 7'9						
Main F.	Dining	10' X 12'6						
Main F.	Master Bedroom	10'4 X 14'1						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	656	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	656	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	656			8

Listing Broker(s): (1) RE/MAX Results Realty, (2) RE/MAX Results Realty (MplRdg)

Amazing price on this spacious 1 bedroom, 1 bathroom home. Boasting stainless steal appliances, granite countertops, undermounted sink, laminate flooring throughout, insuite laundry. Underground parking & storage locker. Close to the new Walmart at Freemont Village, Costco, Save on Foods. 3 blocks from the West Coast Express. In the heart of Port Coquitlam this home has it all! Sold 'AS IS WHERE IS"



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Port Coquitlam, Glenwood PQ Residential Attached
301 1519 GRANT AV, V3B 7S8 **MLS# V1043783**
Active



List Price:	\$143,900	Previous Price:	\$149,900
		Original Price:	\$159,000
Subdiv/Complex: THE BEACON			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-588-336
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MULTI
Stories in Bldg:	4	Taxes:	\$1,015 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	No
Fixt Removed:			
View:	Y - MOUNTAIN VIEWS		

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Other				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	1 BLK	Dist to School/Bus:	4 BLKS
Renovations:	Partly	Units in Development:	44	Total Units in Strata:	44
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0 / Treat as Clear Title		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PROFILE PROPERTY MANAGEMENT	Property Disclosure:	N - COURT ORDERED LISTING		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$159.52				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL LMS1205 LT 26 DL 466 LD 36 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 12'3						
Main F.	Dining	11' X 8'						
Main F.	Kitchen	10'2 X 7'7						
Main F.	Master Bedroom	12'3 X 10'8						
Main F.	Laundry	5'5 X 5'3						
Main F.	Walk-In Closet	5'5 X 5'3						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	668	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	671	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	671			8	

Listing Broker(s): (1) Prudential United Realty

The Beacon, a superbly located building. Walk to shops, eateries, and bus service. Quiet location. This building was recently rainscreened, which also included a new roof and windows. This is a great looking and well-maintained building. The suite is located close to the elevator, no need to carry your groceries down a long hallway! This is a spacious suite and offers a large walk-in closet plus a large laundry room. There is room for a small table in the kitchen as well. Gas fireplace.



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Port Coquitlam, Glenwood PQ

MLS# V1039742

Residential Attached

112 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$144,900 Previous Price: \$152,900
 Original Price: \$174,900

Subdiv/Complex: The Sapphire
 Frontage: Approx Yr Blt: 2008 PID: 027-654-435
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 5 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,257 (2013)
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: N

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development: 23	Total Units in Strata: 23
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORCLOSURE
Mngmt Co:	Peak	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph:	604-931-8666	Maint Fee:	\$263.68

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

Legal: PL BCS3110 LT 1 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'8 X 19'11						
Main F.	Kitchen	10'8 X 7'9						
Main F.	Dining	10' X 12'6						
Main F.	Master Bedroom	10'4 X 14'1						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	656	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	656	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	656			8

Listing Broker(s): (1) RE/MAX Results Realty, (2) RE/MAX Results Realty (MplRdg)

Amazing price on this spacious 1 bedroom, 1 bathroom home. Boasting stainless steal appliances, granite countertops, undermounted sink, laminate flooring throughout, insuite laundry. Underground parking & storage locker. Close to the new Walmart at Freemont Village, Costco, Save on Foods. 3 blocks from the West Coast Express. In the heart of Port Coquitlam this home as it all! Sold 'AS IS WHERE IS'.



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Port Coquitlam, Glenwood PQ

MLS# V1042207

Residential Attached

403 1570 PRAIRIE AV, V3B 1T4

Active



List Price:	\$148,100	Previous Price:	\$155,500
		Original Price:	\$163,000
Subdiv/Complex:		Approx Yr Blt:	1996
Frontage:		PID:	023-068-523
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	18
Exposure:		Zoning:	APRTMT
Stories in Bldg:		Bedrooms:	1
Flood Plain:		Bathrooms:	1
Meas. Type:		Full Baths:	1
Fixtures Lsd:		Half Baths:	0
Fixt Removed:		Taxes:	\$972 (2013)
View:		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco				
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:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Natural Gas, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	strata co	Property Disclosure:	N - AS IS WHERE IS CONDITION		
Mngmt Ph:	604-294-4141	Bylaw Restrictions:	Rentals Allowed w/Restrictions		
		Maint Fee:	\$195.00		

Maint Charge Incl: Gardening, Gas, Management

Legal: PL LMS1952 LT 38 DL 466 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Elevator, In Suite Laundry

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	11' X 10'						
Main F.	Kitchen	10' X 6'						
Main F.	Dining	11' X 7'						
Main F.	Living Room	21' X 10'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	697	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	697	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	8	7	
Grand Total Floor Area:	697			8	

Listing Broker(s): (1) J.K. Cooper Realty Ltd.

Very unique unit. Top floor with no attaching walls with any of your neighbours. Lots of natural light from the north, east and south. Vaulted ceilings throughout gives you a great sense of space. The building was recently re-roofed and painted. The elevator and stairs to the underground is right at your front door. Located close to northside shopping centers, transit and parks. Definitely worth a look!



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Port Coquitlam, Glenwood PQ

MLS# V1049624

Residential Attached

206 1650 GRANT AV, V3B 7V2

Active



List Price:	\$151,000	Previous Price:	\$160,000
		Original Price:	\$160,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1995
Depth/Size:		PID:	019-164-203
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APART
Stories in Bldg:		Taxes:	\$1,125 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Rancher/Bungalow	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Fibreglass				
Renovations:		Dist to Public Trans:		Dist to School/Bus:	
Flooring:		Units in Development:		Total Units in Strata:	
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Electric, Natural Gas	Possession:	TBD		
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Patio(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - as is where is		
Mngmt Co:	Profile Properties	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-464-7548	Maint Fee:	\$204.48		

Maint Charge Incl: Gas, Hot Water

Legal: PL LMS1841 LT 16 DL 466 LD 36 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, In Suite Laundry, Wheelchair Access
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Kitchen	9' X 5'						
Main F.	Master Bedroom	11' X 11'						
Main F.	Patio	11' X 6'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	719	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	719	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	4unit	7	
Grand Total Floor Area:	719			8	

Listing Broker(s): (1) J.K. Cooper Realty Ltd.

South facing condo with lots of light in a RAINSCREENED building. Updated backsplash in the kitchen with a modern black sink. Newer vanity in bathroom with glass sink. Good open layout. Easy to view!



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Port Coquitlam, Glenwood PQ

MLS# V1039741

Residential Attached

111 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$154,900 Previous Price: \$161,900
 Original Price: \$179,900

Subdiv/Complex: The Sapphire
 Frontage: Approx Yr Bld: 2008 PID: 027-654-443
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 5 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,280 (2013)
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: N

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	1 block
Renovations:		Units in Development:	23
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORCLOSURE
Mngmt Co:	Peak	Bylaw Restrictions:	Rentals Allowed w/Restrictions, Pets Allowed w/Rest.
Mngmt Ph:	604-931-8666	Maint Fee:	\$263.68

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

Legal: PL BCS3110 LT 2 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'11 X 12'6						
Main F.	Kitchen	10'8 X 7'9						
Main F.	Dining	8'2 X 5'4						
Main F.	Master Bedroom	14' X 10'						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
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): (1) RE/MAX Results Realty, (2) RE/MAX Results Realty (MplRdg)

Amazing price on this spacious 1 bedroom, 1 bathroom home. Boasting granite counter tops, under mounted sink, laminate flooring throughout, in suite laundry. Underground parking & storage locker. Close to the new Walmart at Freemont Village, Costco, Save on Foods. 3 blocks from the West Coast Express. In the heart of Port Coquitlam this home has it all! Sold "AS IS WHERE IS".



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Port Coquitlam, Glenwood PQ

MLS# V1034277

Residential Attached

304 1969 WESTMINSTER AV, V3B 1E7

Active



List Price:	\$170,000	Previous Price:	\$180,000
		Original Price:	\$207,000
Subdiv/Complex: THE SAPHIRE			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-654-621
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	5
Stories in Bldg:	4	Zoning:	APT
Flood Plain:	No	Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,280 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:	TBN		
Heat/Fuel:	Electric, Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:			
Outdoor Area:	Balcony(s)				
Mngmt Co:	Peak Management	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-931-8666	Bylaw Restrictions:	Rentals Allowed, Pets Allowed		
	Maint Fee:	\$260.00			

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

Legal: PL BCS3110 LT 20 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, In Suite Laundry, Wheelchair Access
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 9'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	10' X 6'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Walk-In Closet	7' X 4'10						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	657	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	657	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	657			8	

Listing Broker(s): (1) RE/MAX Crest Realty

5 year old condo in a very central location. 1 bedroom 1 bathroom with access to the bathroom from the Master bedroom as well. Granite countertops, undermount sink, laminate flooring, walk-in closet and more. 2 large rooftop decks for enjoyment. Common amenity room on the lobby level. Close to shopping, West Coast Express and all other amenities. Easy to show



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Coquitlam, Maillardville
107 99 BEGIN ST, V3K 6R5

MLS# V1041351

Residential Attached
Active



List Price: \$172,900 Previous Price: \$178,900
 Original Price: \$188,900

Subdiv/Complex: Le Chateau
 Frontage: Approx Yr Blt: 1990 PID: 014-557-215
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 24 Zoning: STRATA
 Exposure: Bedrooms: 2 Taxes: \$1,317 (2013)
 Stories in Bldg: 3 Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	Upper Unit	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding	
Exterior:	Stucco			
Rain Screen:	Partial	R/I Plumbing:		
Type of Roof:	Tar & Gravel	Dist to Public Trans:	Steps	Dist to School/Bus:
Renovations:	Partly	Units in Development:	72	Total Units in Strata:
Flooring:	Vinyl/Linoleum, 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:	Court Ordered Sale	
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)			
Mngmt Co:	Baywest	Property Disclosure:	N - Court Ordered Sale	
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee:	\$265.00			

Maint Charge Incl: Caretaker, Garbage Pickup, Hot Water, Management

Legal: PL NWS3031 LT 7 DL 46/48 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
 Amenities: Elevator, In Suite Laundry
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 6'						
Main F.	Living Room	11' X 11'						
Main F.	Dining	11' X 7'						
Main F.	Bedroom	12' X 9'						
Main F.	Master Bedroom	15' X 10'						
Main F.	Walk-In Closet	5' X 6'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	814	Finished Levels:	1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	814	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	814			8

Listing Broker(s): (1) Keller Williams Elite Realty

Coquitlam 2 bedroom/2 Bathroom for under \$200k!?! This garden suite is located MINUTES FROM: Braid Skytrain station, commuter routes, shopping, Silver City, Superstore & more! Open living/dining area w/pass through to spacious kitchen & access to large covered patio. Master bedroom is great size & has walk in closet & 4pc ensuite w/cheater door to main 2 piece bathroom. BONUS: Secured parking. In-suite laundry, pet friendly (with restrictions). Easy to see, call for an appointment!



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Port Coquitlam, Glenwood PQ

MLS# V1039738

Residential Attached

107 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$180,900 Previous Price: \$189,000
 Original Price: \$219,900

Subdiv/Complex: The Sapphire
 Frontage: Approx Yr Blt: 2008 PID: 027-654-478
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 5 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,537 (2013)
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: No Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: N

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development: 23	Total Units in Strata: 23
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:	Electric	Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORCLOSURE
Mngmt Co:	Peak	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph:	604-931-8666	Maint Fee:	\$328.52

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

Legal: PL BCS3110 LT 5 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, In Suite Laundry, Club House
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	9'1 X 8'						
Main F.	Dining	10' X 9'						
Main F.	Master Bedroom	14' X 10'4						
Main F.	Den	9' X 6'1						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	819	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	819	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	819			8

Listing Broker(s): (1) RE/MAX Results Realty, (2) RE/MAX Results Realty (MplRdg)

Amazing price on this spacious 1 bedroom,den, 1 bathroom home. Boasting stainless steal appliances,granite countertops, undermount sink,laminate flooring throughout, insuite laundry.Underground parking & storage locker.Close to the new Walmart at Freemont Village, Costco,Save on Foods. 3 blocks from the West Coast Express. In the heart of Port Coquitlam this home has it all!! Sold ``AS IS WHERE IS``



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Coquitlam, North Coquitlam

MLS# V1041976

Residential Attached

421 1185 PACIFIC ST, V3B 7Z2

Active



List Price:	\$189,900	Previous Price:	\$196,900
		Original Price:	\$196,900
Subdiv/Complex:		Approx Yr Blt:	1997
Frontage:		PID:	023-821-353
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	17
Exposure:		Bedrooms:	1
Stories in Bldg:	4	Bathrooms:	1
Flood Plain:		Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$1,404 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:	N	Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Other	Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:	PROFILE PROPERTIES	Property Disclosure:	N - COURT ORDER		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$149.29				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS2851 LT 54 DL 386 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: In Suite Laundry, Recreation Center

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 10'8						
Main F.	Dining	10'4 X 8'						
Main F.	Kitchen	9'8 X 7'8						
Main F.	Master Bedroom	11'10 X 10'4						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	640	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	640	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	640			8	

Listing Broker(s): (1) Park Georgia Realty Ltd.(Coq)

Court order sale, top floor suite facing court yard, 12' ceiling in LR, skylight in kitchen & bath, gas fireplace, crown moldings throughout semi ensuite...shows great. Located steps to Coquitlam Centre. Call for private viewing.



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Port Coquitlam, Glenwood PQ

MLS# V1039746

Residential Attached

307 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$194,900 Previous Price: \$204,900
 Original Price: \$224,900

Subdiv/Complex: The Sapphire
 Frontage: Approx Yr Blt: 2008 PID: 027-654-605
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 5 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,568 (2013)
 Stories in Bldg: 4 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development: 23	Total Units in Strata: 23
Flooring:	Tile, Laminate, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORCLOSURE
		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Co:	Peak		
Mngmt Ph:	604-931-8666	Maint Fee:	\$328.52

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

Legal: PL BCS3110 LT 18 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	9'1 X 8'						
Main F.	Dining	10' X 9'						
Main F.	Master Bedroom	14' X 10'4						
Main F.	Den	9' X 6'10						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	819	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	819	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	819			8

Listing Broker(s): (1) RE/MAX Results Realty, (2) RE/MAX Results Realty (MplRdg)

Amazing price on this spacious 1 bedroom,den, 1 bathroom home. Boasting stainless steal appliances,granite countertops, undermount sink,laminate flooring throughout, insuite laundry.Underground parking & storage locker.Close to the new Walmmart at Freemont Village,Costco,Save on Foods. 3 blocks from the West Coast Express. In the heart of Port Coquitlam this home has it all. Sold "AS IS WHERE IS"



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Port Coquitlam, Glenwood PQ

MLS# V1035214

Residential Attached

412 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$199,000 Previous Price: \$210,000
 Original Price: \$210,000

Subdiv/Complex: THE SAPPHIRE

Frontage:	Approx Yr Blt: 2008	PID:	027-654-630
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 5	Zoning:	STRATA
Exposure:	Bedrooms: 1	Taxes:	\$1,315 (2013)
Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame, Frame - Wood	Parking Access:			
Foundation:	Concrete Block	Parking Facilities:	None		
Exterior:	Stone, Vinyl, Wood				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:	Laminate			Total Units in Strata:	23
Water Supply:	City/Municipal				
Heat/Fuel:	Electric				
No. of Fireplaces:	1	R/I Fireplaces:			
Fireplace Fuel:	Electric				
Outdoor Area:	Balcony(s)				
Mngmt Co:	PEAK	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-931-8666	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Maint Fee:	\$263.68				

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS3110 LT 21 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, In Suite Laundry, Wheelchair Access
 Features Incl: Smoke Alarm

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'1 X 5'7						
Main F.	Dining	12'3 X 5'5						
Main F.	Living Room	12'3 X 8'11						
Main F.	Master Bedroom	10'2 X 14'8						
Main F.	Walk-In Closet	4'11 X 7'1						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	677	Finished Levels:	1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	677	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	677			8

Listing Broker(s): (1) RE/MAX Sabre Realty Group

Fully rainscreened - "The Sapphire" - Tucked away on a very quiet street away from the hustle, bustle and noise, yet only steps away from all the excitement and stores. TOP FLOOR 1-bdrm & bath. Exquisite finishing throughout with granite countertops. Lots of cabinet space in the kitchen, laminate flooring. Large granite desk provides spacious office. Insuite security TV monitoring. En-suite laundry. Walk-in closet and a Cheater En-suite bathroom with soaker tub and sliding glass shower doors. Cozy fireplace, 2 huge common rooftop terraces to enjoy BBQs, Common amenity room on the main floor for gatherings. Building is centrally located with an elegant lobby.



Presented by:
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Port Coquitlam, Central Pt Coquitlam

MLS# V1052307

Residential Attached

102 2429 HAWTHORNE AV, V3C 6G6

Active



List Price:	\$199,000	Previous Price:	
		Original Price:	\$199,000
Subdiv/Complex: STONEBROOK			
Frontage:		Approx Yr Blt:	1992
Depth/Size:		PID:	017-878-357
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	22
Stories in Bldg:		Zoning:	APARTM
Flood Plain:		Bedrooms:	2
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$1,262 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Corner Unit, Ground Level Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	84	Total Units in Strata:	84
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	PROFILE PROPERTIES	Property Disclosure:	N - COURT SALE		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$400.37				

Maint Charge Incl: Gardening, Gas, Hot Water, Management

Legal: PL LMS389 LT 48 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
 Amenities: Elevator, Exercise Centre
 Features Incl:

Site Influences:

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	826	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	826	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	826			8	

Listing Broker(s): (1) Evergreen West Realty

This bright, south facing, corner unit, 2 good size bedroom suite has so much to offer, open functional layout, large kitchen, Fully fenced, large garden patio, gas fireplace. Gas and hot water is included in maintenance fee. close to all school levels, shopping, public transit, parks, and most importantly, West Coast Express. Easy to show, Call today for private viewing. Open House Sat. March 29th 2-4.



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Port Coquitlam, Central Pt Coquitlam

MLS# V1048057

Residential Attached

302 2342 WELCHER AV, V3C 1X5

Active



List Price:	\$200,000	Previous Price:	\$214,900
		Original Price:	\$214,900
Subdiv/Complex: GREYSTONE			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-015-688
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	6
Stories in Bldg:		Zoning:	RM4
Flood Plain:		Bedrooms:	2
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	Y - -	Half Baths:	0
View:	N	Taxes:	\$1,599 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Mixed, Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PACIFIC QUORUM	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$292.69		

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

Legal: SL 13 DL 289 LD 36 SPL BCS 2255
 Amenities: Elevator, In Suite Laundry, Recreation Center
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'						
Main F.	Kitchen	10'6 X 9'						
Main F.	Dining	11' X 9'						
Main F.	Eating Area	6'6 X 6'						
Main F.	Master Bedroom	16' X 10'6						
Main F.	Bedroom	12' X 11'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	982	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	982	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	982			8	

Listing Broker(s): (1) Valley Pacific Realty Ltd.

RECENT SALE OF 2 BR IN SAME COMPLEX WAS \$261,000. SPOT IN RENTAL POOL currently available PETS OK. Almost 1,000 sq ft, northwest corner unit in Greystone. Engineered hardwood flooring, granite counters, tiled flooring in kitchen/baths, shaker cabinets & tiled backsplash. Comfortable unit with fireplace, kitchen nook for eating or computer area. Spacious bedrooms. Master with 4 pce ensuite & walk through closet. Walk-in laundry room & storage. Large covered deck & secured parking. In the heart of Poco. Easy walk to everything. CLEAN. BUYER/BUYERS AGENT TO VERIFY ALL INFORMATION IF IMPORTANT. ALL MEASUREMENTS APPROXIMATE.



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Port Coquitlam, Glenwood PQ

MLS# V1039743

Residential Attached

109 1969 WESTMINSTER AV, V3B 1E7

Active



List Price: \$204,900 Previous Price: \$209,900
 Original Price: \$249,900

Subdiv/Complex: The Sapphire
 Frontage: Approx Yr Blt: 2008 PID: 027-654-451
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 5 Zoning: APT
 Exposure: Bedrooms: 2 Taxes: \$1,665 (2013)
 Stories in Bldg: 4 Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: Full Baths: 2 Tax Incl Utils:
 Meas. Type: Half Baths: 0 Apprvl Req:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	Ground Level Unit	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Vinyl, Wood		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development: 23	Total Units in Strata: 23
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric, Baseboard	Title to Land:	Freehold Strata
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:		Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORCLOSURE
Mngmt Co:	Peak	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Ph:	604-931-8666	Maint Fee:	\$363.10

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

Legal: PL BCS3110 LT 3 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, In Suite Laundry
 Features Incl:

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'4 X 11'						
Main F.	Kitchen	10'2 X 8'6						
Main F.	Dining	8'1 X 7'						
Main F.	Master Bedroom	17'4 X 10'8						
Main F.	Bedroom	10' X 10'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
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): (1) RE/MAX Results Realty, (2) RE/MAX Results Realty (MplRdg)

Amazing price on this spacious 2 bedroom + flex space, 2 bathroom home. Boasting stainless steel appliances, granite countertops, undermount sink, laminate flooring throughout, ensuite laundry. Underground parking & storage locker. Close to the Walmart at Freemont Village, Costco, Save on Foods. 3 Blocks from the West Coast Express. In the heart of Port Coquitlam this home has it all!! Sold "AS IS WHERE IS"



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Port Coquitlam, Glenwood PQ

MLS# V1034278

Residential Attached

207 1969 WESTMINSTER AV, V3B 1E7

Active



List Price:	\$209,000	Previous Price:	\$219,000
		Original Price:	\$239,200
Subdiv/Complex: THE SAPHIRE			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-654-532
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	5
Stories in Bldg:	4	Zoning:	APT
Flood Plain:	No	Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,544 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:	TBN		
Heat/Fuel:	Electric, Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:			
Outdoor Area:	Balcony(s)				
Mngmt Co:	Peak Management	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-931-8666	Bylaw Restrictions:	Rentals Allowed, Pets Allowed		
	Maint Fee:	\$320.00			

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

Legal: PL BCS3110 LT 11 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, In Suite Laundry, Wheelchair Access
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	9'10 X 8'						
Main F.	Master Bedroom	14' X 10'4						
Main F.	Walk-In Closet	7' X 5'						
Main F.	Den	9' X 6'10						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	819	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	
Finished Floor Area Down:	0			
Finished Floor Area Bsmt:	0	Bsmt Height:		
Total Finished Floor Area:	819	Restricted Age:		
		# Pets / Cats; Dogs:		
Unfinished Floor Area:	0	# or % Rentals:		
Grand Total Floor Area:	819			

Listing Broker(s): (1) RE/MAX Crest Realty

Large 1 bedroom and den unit with 819 sq. ft. Cheater ensuite through the walk-in closet. Laminate flooring, granite countertops, undermount sink and more. 2 large rooftop decks for enjoyment. Common amenity room on the lobby level. Close to shopping, West Coast Express and all other amenities. Easy to show



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Port Coquitlam, Central Pt Coquitlam

MLS# V1052468

Residential Attached

103 2268 WELCHER AV, V3C 1X4

Active



List Price:	\$209,900	Previous Price:	
		Original Price:	\$209,900
Subdiv/Complex: Sagewood			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	023-453-087
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:	3	Taxes:	\$1,312 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	Ground Level Unit, Corner Unit	Total Parking:	3	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:	24	Total Units in Strata:	24
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:	TBN		
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:			
Outdoor Area:	Patio(s)				
Mngmt Co:	Fraser Prop Mgmt	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-466-7021	Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee:	\$267.00			

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

Legal: PL LMS2449 LT 3 DL 289 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Elevator
 Features Incl:

Site Influences: Central Location, Shopping Nearby

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	905	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	905	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	905			8	

Listing Broker(s): (1) RE/MAX Crest Realty

Corner unit ground floor with a large patio almost 200 sq. ft. in size. This 2 bedroom 2 bathroom unit with 3 parking stalls is just waiting for your decorating ideas. Fully rainscreened building in a great location close to shopping and the downtown core. Gas F/P, locker, ensuite laundry, bay window and a party room are only a few of the features to enjoy. Unit does require some new flooring.



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Port Coquitlam, Glenwood PQ

MLS# V1047926

Residential Attached

305 1966 COQUITLAM AV, V3B 7P8

Active



List Price:	\$217,900	Previous Price:	
		Original Price:	\$217,900
Subdiv/Complex:		Approx Yr Bld:	1994
Frontage:		PID:	018-296-289
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	20
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	1
Flood Plain:	No	Full Baths:	1
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$1,270 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit, Loft/Warehouse Conv.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Stucco		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development:	Total Units in Strata:
Flooring:		Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:	None	Mortgage Info:	\$0
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Rooftop Deck		
Mngmt Co:		Property Disclosure:	N - N
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
	Maint Fee:	\$333.00	

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: PL LMS916 LT 41 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, In Suite Laundry, Recreation Center, Sauna/Steam Room

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	13' X 11'						
Main F.	Kitchen	9' X 9'						
Main F.	Living Room	13' X 18'						
Main F.	Laundry	5' X 8'						
Above	Bedroom	12' X 6'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	794	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	252	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,046	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,046			8	

Listing Broker(s): (1) Sutton Centre Realty

Spacious top floor two bedroom apartment with a great view! A well maintained building, this property boasts 20ft vaulted ceilings and open concept. LARGE rooftop patio and a private living room patio. Enjoy its many features, which include in-suite laundry, bedroom en-suite, gas fireplace and ample storage. Located close to major shopping centers, various restaurants, schools and transit, this is a must see with lots of potential!



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Port Coquitlam, Central Pt Coquitlam

MLS# V1043929

Residential Attached

310 2330 WILSON AV, V3C 1Z6

Active



List Price:	\$229,000	Previous Price:	\$239,000
		Original Price:	\$259,000
Subdiv/Complex:		Approx Yr Blt:	2006
Frontage:		PID:	026-529-556
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	8
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	2
Flood Plain:		Full Baths:	2
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$1,683 (2013)
Fixt Removed:		If New GST/HST Incl:	
View:		Tax Incl Utils:	No
		Apprvl Req'd:	

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - FORECLOSURE		
Mngmt Co:	Bayside Management	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-432-7774	Maint Fee:	\$266.05		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL BCS1654 LT 39 DL 289 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Elevator, In Suite Laundry, Guest Suite, Club House
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Kitchen	8'6" X 8'						
Main F.	Dining	12' X 10'						
Main F.	Laundry	5'6" X 5'6"						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	11' X 9'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,010	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,010	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,010			8	

Listing Broker(s): (1) RE/MAX All Points Realty Grp.

Great Price!! 2013 BC Assessment \$276,000! Foreclosure!!! 2 bed and 2 baths corner unit apt over 1000 sqft. convenience of a central location, just minutes from West Coast Express, hiking, biking and shopping. Court date : April 7 in Van



Presented by:
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Coquitlam, Westwood Plateau **MLS# V1054480** Residential Attached
105 3176 PLATEAU BV, V3E 3J2 **Active**

No Photo Available

List Price:	\$239,900	Previous Price:	
		Original Price:	\$239,900
Subdiv/Complex: THE TUSCANY			
Frontage:		Approx Yr Blt:	1998
Depth/Size:		PID:	023-809-833
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:	4	Taxes:	\$1,645 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - GOLF COURSE		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:	Partial	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	NEARBY	Dist to School/Bus:	NEARBY
Renovations:	Partly	Units in Development:	64	Total Units in Strata:	64
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner, Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard				
Mngmt Co:	CROSBY PROPERTY	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
	Maint Fee:	\$246.00			

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS2855 LT 5 LD 36 SEC 23 TWP 39
 Amenities: Storage, Workshop Attached
 Features Incl:

Site Influences: Golf Course Nearby, Private Setting, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	8' X 8'						
Main F.	Eating Area	8' X 7'						
Main F.	Master Bedroom	12' X 12'						
Main F.	Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	938	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	938	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	938			8	

Listing Broker(s): (1) Royal LePage West R.E.S.(PtCq), (2) Royal LePage West R.E.S.

Two bedroom, Two bathroom, corner unit situated near Westwood Plateau Golf &Country club. Huge wrap around deck from kitchen to master bedroom, kitchen with granite counters, large living area with plenty of windows and gas fireplace. Rentals Allowed!



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Coquitlam, Coquitlam West Residential Attached
402 888 GAUTHIER AV, V3K 6Y1 **MLS# V1042672**
Active



List Price:	\$248,100	Previous Price:	\$262,500
		Original Price:	\$262,500
Subdiv/Complex: LA BRITTANY			
Frontage:		Approx Yr Blt:	1993
Depth/Size:		PID:	018-599-290
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Zoning:	RM-2
Stories in Bldg:	4	Taxes:	\$1,781 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - City		

Style of Home:	Upper Unit, Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	45	Total Units in Strata:	45
Flooring:	Mixed, Tile, Vinyl/Linoleum	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Mixed, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Southview	Property Disclosure:	Y		
Mngmt Ph:	604-270-8811	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$286.11		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL LMS1215 LT 40 DL 1 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: None

Features Incl:

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'10 X 9'1						
Main F.	Living Room	13'8 X 12'						
Main F.	Dining	10' X 6'						
Main F.	Master Bedroom	14'3 X 11'2						
Main F.	Bedroom	12' X 9'2						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	900	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	900	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	900			8	

Listing Broker(s): (1) RE/MAX Central [BbyHst]

900sqft 2bed 2bath Penthouse unit in the La Brittany building. This west facing unit is bright and spacious, and has a great view of the city. Well maintained building, Newer Roof & Boiler (2011), Fence & exterior paint (2010). CONVENIENT LOCATION!! Elementary school at your door step, Walk to bus and a short stroll to Braid skytrain. 3 min drive to Lougheed Mall, Superstore, IKEA, Silver city, restaurants and MANY outlet stores, HWY 1. 10mins to SFU, 20mins to Metrotown. Call now and view this great home!



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Port Coquitlam, Glenwood PQ

MLS# V1041625

Residential Attached

408 1969 WESTMINSTER AV, V3B 1E7

Active



List Price:	\$283,500	Previous Price:	
		Original Price:	\$283,500
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-654-648
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	6
Stories in Bldg:	4	Zoning:	RES
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,652 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	End Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	23	Total Units in Strata:	23
Flooring:	Laminate	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PEAK	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Ph:	604-931-8666	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
		Maint Fee:	\$331.88		

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS3110 LT 22 DL 464 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator
 Features Incl:

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'3 X 11'8						
Main F.	Dining	7' X 8'10						
Main F.	Kitchen	8' X 9'10						
Main F.	Master Bedroom	10'8 X 17'4						
Main F.	Bedroom	9' X 10'3						
Main F.	Walk-In Closet	5' X 7'8						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	885	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	885	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	885			8	

Listing Broker(s): (1) Royal Pacific Rlty. (Kingsway), (2) Sutton Grp West Coast (VanCam)

TOP FLOOR 2-BR/2 BA condo. Fully rainscreened, quality laminated floors throughout, granite countertops, under mounted sink, in-suite laundry rough-in. Classic elegant lobby. 2 car parking underground & storage locker included. Close to shops, parks and West Coast Express.



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Port Moody, Port Moody Centre

MLS# V1053551

Residential Attached

1902 400 CAPILANO RD, V3H 0E1

Active



List Price:	\$399,900	Previous Price:	
		Original Price:	\$399,900
Subdiv/Complex: Suterbrook			
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-745-651
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SE	Zoning:	M3
Stories in Bldg:		Taxes:	\$2,468 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - Mountain View		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Glass, Concrete				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:		Total Units in Strata:	207
Flooring:	Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Baywest	Property Disclosure:	N - As is Where is		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$298.00				

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS3224 LT 137 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Exercise Centre, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,070	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,070	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,070			8	

Listing Broker(s): (1) Keller Williams Elite Realty

This CORNER RESIDENCE spotlights stunning panoramic views from the 19th floor. A well thought out floors plan offers a bright, open floorplan throughout the great room. Kitchen boasts GRANITE counters, tile backsplash, ample counter & cupboard space. Master bdrm features a walk-through closet w/ fitness centre, squash court, theatre room, multiple recreation rooms, sauna, hot tub & indoor pool - a must see! Additionally, the home includes secure parking and storage.



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Coquitlam, Burke Mountain **MLS# V1041861** Residential Attached
137 1460 SOUTHVIEW ST, V3E 0G6 **Active**



List Price: \$499,000 Previous Price: \$519,000
 Original Price: \$519,000

Subdiv/Complex: CEDAR CREEK

Frontage:	Approx Yr Bld:	2011	PID:	028-730-208
Depth/Size:	Type:			Townhouse
Lot SqFt: 0	Age at List Date:	3	Zoning:	RTM-1
Exposure: S	Bedrooms:	4	Taxes:	\$3,202 (2013)
Stories in Bldg:	Bathrooms:	4	If New GST/HST Incl:	
Flood Plain:	Full Baths:	3	Tax Incl Utils:	No
Meas. Type:	Half Baths:	1	Apprvl Req:	
Fixtures Lsd: N				
Fixt Removed: N				
View:	Y - MOUNTAINS / VALLEY			

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Open, Visitor Parking		
Exterior:	Mixed, Stone, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed, Tile	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard				
Mngmt Co:	RANCHO MANAGEMENT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-331-4292	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$200.47				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS4221 LT 30 LD 36 SEC 18 TWP 40 STRATA LOT AS SHOWN ON FORM V.

Amenities: Playground

Features Incl:

Site Influences: Central Location, Private Yard, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Family Room	11' X 18'						
Main F.	Kitchen	17'7 X 11'						
Main F.	Dining	11' X 11'						
Main F.	Family Room	18' X 14'						
Above	Master Bedroom	13' X 14'6						
Above	Bedroom	10' X 9'						
Above	Bedroom	8'9 X 10'						
Below	Bedroom	12'7 X 18'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	729	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	713	Basement Area:	Fully Finished	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	428			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
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): (1) RE/MAX All Points Realty Grp.

Gorgeous 4 bedroom, 4 bathroom townhome in the prestigious Cedar Creek development in Burke Mountain! Over 1,800 sq ft of spacious luxury with a fully fenced, South facing backyard and views from the upper deck. Beautiful kitchen with granite counters and separate formal dining. Bottom level has a large, finished rec room / 4th bedroom with full bath that leads directly out to a sunny, private fenced yard. Garage allows for car plus storage. Located right next to playground, parks, forest & trails, it's perfect for young families or those who are looking to downsize. Open Sun Apr 6th 2:00 - 4:00.