|   | <b>Nikk</b> i<br>RE/M<br>Phon   | Presented by:<br><b>Cvitanovic</b><br>MAX Select Realty<br>ne: 778-926-6464<br>ww.nikkicvit.ca<br>kkic@remax.net   | 2  |   | s  | elect <sup>1</sup> Realty   |
|---|---|--|--|---|--|---|
| <b>Active</b><br><b>R2331283</b><br>Board: V<br>House/Single Family   |   | RBROOK PLACE<br>Coquitlam<br>eadow Brook<br>V3C 4B3  |  |   | Resi   | dential Detached<br><b>\$755,000</b> (LP) 👓<br>(SP) M   |
| Autor | Reno. Year:<br>Reno. Year:<br>Reno. Year:<br>R.I. Plumbing:<br>R.I. Fireplaces:<br>R.I. Fireplaces:<br>R.I. Fireplaces: | Feet<br>Feet<br>Feet<br>Feet<br>For Property Disc.: Yes<br>Property Disc.: Yes<br>Property Disc.: Yes<br>Phone Teal:<br>Fixtures Remved: Yes<br>Floor Finish: Hard | er<br>Covered Park<br>ingle<br>t: 1 block<br>ehold NonS<br>: Dining Ro<br>dwood, Tile                  | 3<br>2<br>2<br>0<br>y, Natural Gas,<br>king: 1 Parking<br>trata Dist. to<br>om Chandelier | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2018<br>Utilities?: No<br>01-928-732<br>Sewer, Storm                                      |
| Floor Type Dim<br>Main Living Room 17'1<br>Main Dining Room 14'1<br>Main Kitchen 10'5<br>Main Eating Area 8'11<br>Main Foyer 10'5<br>Above Master Bedroom 13'11<br>Above Bedroom 11'2<br>Above Bedroom 9'8  | /DW, Free Stand F/P or WdstensionsFloorx 12'x 8'9x 7'6x 7'2   | ove, Storage Shed  | ensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x |   | /pe  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                                    |
| Finished Floor (Main):       765         Finished Floor (Above):       580         Finished Floor (Below):       0         Finished Floor (Basement):       0         Finished Floor (Total):       1,345 sq. ft         Jnfinished Floor:       9         Grand Total:       1,354 sq. ft  | Beds in Basement: <b>0</b> Beds<br>Basement: <b>None</b>  | s not in Basement: <b>3</b>  | 1 At   | iloor # of Pieces<br>oove 4<br>lain 3   | Ensuite?<br>No<br>No   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: <b>19'11x19'</b><br>Door Height: |
| Listing Broker(s): Sutton Group-West Coa<br>AFFORDABLE single family 2 storey hor   | •   |  |  |   |  |   |

Douglas College, Coquitlam Mall, Superstore, Park, Trails, & Freeway, West Coast Express. Charming property in quiet cul-de-sac location, fully fenced yard for BBQ and greenhouse, covered private patio (billiard table tennis) 230 SF ROOFTOP DECK (done with permit by professionals) 2 storage sheds, new Hot Water Tank, tile floors, light fixtures, fireplace and hardwood floors. Open House SUNDAY January 20 2-4 pm.

| Rear Yard Exp:       North       For Tax Year:       2018         Council Appry?:       Tax Inc. Utilities?:       No         If new, GST/HST inc?:       P.I.D.: 006-238-181         Tour:       Tour:         View:       No :         Complex / Subdiv:       Services Community, Electricity, Natural Gas, Sanitary Sewer, Storm         Style of Home:       Basement Entry         Frame - Wood       Errore:         Style of Home:       Basement Entry         Frame - Wood       Errore:         Style of Home:       Basement Entry         Frame - Wood       Errore:         Style of Home:       Basement Entry         Frame - Wood       Errore:         Style of Home:       Basement Entry         Frame - Wood       Errore:         Style of Home:       Basement Entry         Reno, Year:       Total Parking: 3       Covered Parking: 1         Parking:       Garage; Single       Dist. to Public Transit:       Dist. to School Bus:         Renovations:       Complexely       R.I. Fireplaces:       Property Disc.: Yes         Pacel Heating:       Property Disc.: Yes       Pacel Yard, Pating Access: Errore:         Viddoor Ara:       Fenced Yard, Pating(s)       Foref Airsh Pating:<  |   | <b>Nikki</b><br>RE/MA<br>Phone<br>www  | esented by:<br><b>Cvitanovi</b><br>AX Select Realty<br>:: 778-926-6464<br>w.nikkicvit.ca<br>ic@remax.net   | C   |                 |             | s   | REMAR<br>elect <sup>Y</sup> Realty   |
|--|---|--|--|---|-----------------|-------------|---|--|
| House/Single Family V3C 2C1 (CP) Constant Protects (CP) Constant (CP) CP) Constant (CP) CP) Constant (CP) CP) Constant (CP) CP) CP) CP) CP) CP) CP) CP) CP) CP)  | R2328751  | C  | oquitlam   |   |                 |             | Resi  | \$759,000 (LP)   |
| Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm<br>Sewer, Water         Style of Home:       Basement Entry<br>Construction:       Frame - Wood<br>Yood       Total Parking: 3       Covered Parking: 1       Parking Access: Front         Construction:       Frame - Wood       Frame - Wood       Dist. to Public Transit:       Dist. to School Bus:         Wood       R.I. Plumbing:       Property Disc:       Yes       Parking: Garage; Single       Dist. to School Bus:         Water Supply:       City/Municipal<br>Water Supply:       R.I. Fireplaces:       Property Disc:       Yes         Property Disc:       Frame - Wood       Fixtures Ranwed: :       Property Disc:       Yes         Vale Parking:       Forced Air, Natural Gas       Fixtures Ranwed: :       Fixtures Ranwed: :       Fixtures Ranwed: :         Vale Parking:       Property Disc::       Yes       Yes       Yes       Yes         Vale Parking:       Property Disc::       Yes       Yes       Yes       Yes         Vale Parking:       Property Disc::       Yes       Yes       Yes       Yes         State Influences:       Fencet Yard, Patio(s)       Dimensions       Floor       Type       Dimensions       X       X       X         Main       Wing Room       12'2 X 13'   | House/Single Family   | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.f<br>Flood Plain:<br>Rear Yard Exp<br>Council Apprv<br>If new, GST/H  | Feet<br>t.): 3,000.00<br>o: North<br>?:<br>IST inc?:   | Bedroom<br>Bathroon<br>Full Bath                  | s:<br>ns:<br>s: | 3<br>2<br>1 | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b> | Price: \$759,000<br>Year Built: 1975<br>43<br>RS1<br>xes: \$2,489.88<br>Year: 2018<br>Utilities?: No |
| Construction: Frame - Wood<br>Foundation:<br>Kain Screen:<br>Kain Screen:<br>Kai |   | and the second sec | bdiv:<br>lected: <b>Community</b>  |   | city, Nati      | ural Gas,   | Sanitary  | Sewer, Storm   |
| Amenities:<br>Site Influences:<br>Features: ClthWsh/Dryr/Frdg/Stve/DW<br>Floor Type Dimensions Floor Type Dimensions X x X X X X X X X X X X X X X X X X X   | Construction:       Frame - Wood         Exterior:       Wood         Concrete Perimeter         Rain Screen:         Renovations:       Completely         & of Fireplaces:       O         irreplace Fuel:       Vater Supply:         Vater Supply:       City/Municipal         Forced Air, Natural Gas       Fenced Yard, Patio(s)         Sype of Roof:       Asphalt | R.I. Plumbing:<br>R.I. Fireplaces:   | Parking: Garage; S<br>Dist. to Public Trans<br>Title to Land: Fre<br>Property Disc.: Yes<br>PAD Rental:<br>Fixtures Leased: No<br>Fixtures Rmvd: | Single<br>sit:<br>sehold No<br>s<br>:<br>:        | nStrata         | Dist. to    | -   |  |
| Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Above<br>Master Bedroom<br>Bedroom<br>Bedroom11'10 x 12'11<br>x 12'11x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x   | menities:<br>Site Influences:   |  |  |   |                 |             |   |  |
| xxxxFinished Floor (Main):577# of Rooms:6BathFloor# of PiecesEnsuite?OutbuildingsFinished Floor (Above):552# of Kitchens: 11Main2NoBarn:Finished Floor (Below):0# of Levels:2Above4NoBarn:Suite:0Suite:34NoWorkshop/Shed:Pool:Finished Floor (Total):1,129 sq. ft.Suite:655Basement:Basement:Jnfinished Floor:0Basement: CrawlBeds not in Basement:3555Door Height:  | MainLiving Room11'10 ×MainDining Room9' ×MainKitchen15'8 ×AboveMaster Bedroom12' ×AboveBedroom10'6 ×AboveBedroom9'6 ×AboveSedroom9'6 ×  | 12'11<br>7'<br>9'2<br>13'<br>11'11<br>11'  | Din  | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x              | Floor           | Ту          | /pe   | x<br>x<br>x<br>x<br>x<br>x<br>x  |
|  | inished Floor (Main): 577<br>inished Floor (Above): 552<br>inished Floor (Below): 0<br>inished Floor (Besement): 0<br>inished Floor (Total): 1,129 sq. ft.<br>Infinished Floor: 0   | # of Rooms: <b>6</b><br># of Kitchens: <b>1</b><br># of Levels: <b>2</b><br>Suite:<br>Crawl/Bsmt. Height:<br>Beds in Basement: <b>0</b> Beds r   | not in Basement: <b>3</b>  | x<br>x<br>Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7 | Main            | 2           | No  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:                                       |

Beautiful renovated 2 levels home, features include: newer double glazed windows, modern white kitchen cabinets, quartz counter tops, designer kitchen tile floor, upgraded 4 piece bathroom on upper floor and 2 piece bathroom on main, new light fixtures throughout the house and laminate floor throughout the living room and dining room. Private fenced back yard for BBQ and relaxing in the hot summer days.

|   |   |  |  | F   | Presented<br><b>KEI Cvit</b><br>RE/MAX Select<br>Phone: 778-92<br>www.nikkic<br>nikkic@remain | t Realty<br>26-6464<br>vit.ca  | С  |                    |                          | S   | REMIX<br>elect <sup>V</sup> Rea  | lty  |
|---|---|--|--|---|---|--|--|--------------------|--------------------------|---|----------------------------------|--|
| Active<br>R2319988<br>Board: V<br>House/Single  | Family  |  |  | 188   | 5 BEEDIE<br>Coquitlan<br>River Sprin<br>V3E 1J6   | n<br>gs  |  |                    |                          | Resi  | dential Deta<br><b>\$799,900</b> |  |
|   |   |  |  | Flood Pla<br>Rear Yar<br>Council A  | /pe: <b>Fee</b><br>Size: <b>0.0</b><br>(sq.ft.): <b>4,3</b><br>ain:<br>rd Exp:                | 0<br>67.00   | Frontage<br>Bedroom<br>Bathroor<br>Full Bath<br>Half Bath  | ns:<br>ms:<br>is:  | 0.00<br>4<br>2<br>2<br>0 | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b> | ixes:                            | 1980<br>38<br>RS1<br>\$3,105.81<br>2017<br>No<br>23                    |
|   |   |  |  | of an and a second s |   | Yes: CUL-<br>RIVER SPF<br>Electricity,   | RINGS  | Gas, Wa            | ater                     |   |                                  |  |
| Construction:<br>exterior:<br>oundation:<br>ain Screen:<br>enovations:<br>of Fireplaces<br>ireplace Fuel:   | Natural Gas, V<br>City/Municipa   | Wood   | Reno. Ye<br>R.I. Plum<br>R.I. Firep  | nbing:  | Parkin<br>Dist. t<br>Title t<br>Prope<br>PAD R<br>Fixture                                     | o Public Tran<br>o Land: <b>Fr</b><br>ty Disc.: <b>Ye</b>                      | sit: NEAR<br>eehold Sti<br>es  | lem, RV            | Parking Av               | g Access: F<br>ail.   |                                  |  |
| uel/Heating:<br>Outdoor Area:<br>ype of Roof:<br>egal:<br>menities:   | Patio(s) & Dec<br>Asphalt<br>PL NWS939 L<br>THE UNIT ENT<br>Club House, G   | T 104 LD 36<br>TITLEMENT (<br>Garden, Playo  | )F THE STR<br>pround, Poo  | ECTION 12&13<br>ATA LOT AS SI<br>DI; Outdoor, Te  | Floor I<br>TOGETHER<br>HOWN ON FC   | WITH AN I<br>ORM 1 OR V  | minate, T<br>NTEREST :<br>, AS APPR  | IN THE (           |                          |   | IN PROPOF                        | RTION TO   |
| uel/Heating:<br>Dutdoor Area:<br>ype of Roof:<br>egal:<br>imenities:<br>ite Influences:<br>eatures:<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Below<br>Below<br>Below | Patio(s) & Dec<br>Asphalt<br>PL NWS939 LT<br>THE UNIT ENT<br>Club House, G<br>: Central Locati<br>ClthWsh/Dryr<br>Type<br>Kitchen<br>Dining Room<br>Living Room<br>Bedroom<br>Bedroom<br>Master Bedroon<br>Recreation<br>Bedroom<br>Laundry   | T 104 LD 36<br>FITLEMENT (<br>Garden, Playo<br>ion, Cul-de-S<br>r/Frdg/Stve/<br>Dime<br>10'6 2<br>11'11 2<br>20'2 2<br>9'6 2<br>13'3 2<br>m 14'11 2<br>31'5 2<br>10'4 2<br>7'4 2 | DF THE STR<br>pround, Poor<br>ac, Private<br>DW<br>nsions<br>(7'7<br>(10'8<br>(11'8<br>(9'1<br>(3'11<br>(10'1<br>(11'1<br>(10'1<br>(3'11)<br>(10'1<br>(3'11)<br>(10'1<br>(3'11)  | ATA LOT AS SI<br>ol; Outdoor, Te<br>Yard, Recreat<br>Floor<br>Below   | Floor I<br>TOGETHER<br>HOWN ON FC   | Finish: La<br>WITH AN I<br>RRM 1 OR V,<br>)<br>Shopping N<br>Di<br>Di<br>6     | minate, T<br>NTEREST :<br>, AS APPR<br>earby<br>mensions<br>'7 x 6'4<br>L1 x 5'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | IN THE (           | COMMON P                 |   |                                  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |
| uel/Heating:<br>putdoor Area:<br>ype of Roof:<br>egal:<br>menities:<br>ite Influences:<br>eatures:<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Below<br>Below<br>Below  | Patio(s) & Dec<br>Asphalt<br>PL NWS939 LT<br>THE UNIT ENT<br>Club House, G<br>: Central Locati<br>ClthWsh/Dryr<br>Type<br>Kitchen<br>Dining Room<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Com<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Com<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Com<br>Com<br>Com<br>Com<br>Com<br>Com<br>Com | T 104 LD 36<br>FITLEMENT (<br>Garden, Playo<br>ion, Cul-de-S<br>r/Frdg/Stve/<br>Dime<br>10'6 2<br>11'11 2<br>20'2 2<br>9'6 2<br>13'3 2<br>m 14'11 2<br>31'5 2<br>10'4 2<br>7'4 2 | PF THE STR<br>pround, Poo<br>ac, Private<br>DW<br>nsions<br>(7'7<br>(10'8<br>(11'8<br>(9'1<br>(8'11<br>(10'<br>(13'1<br>(10'1<br>(3'11)<br>(10'1<br>(3'11)<br>(10'1<br>(3'11)<br>(10'1)<br>(3'11)<br>(10'1)<br>(3'11)<br>(10'1)<br>(3'11)<br>(10'1)<br>(3'11)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1)<br>(10'1 | S:12<br>s: 12<br>t. Height:   | Floor I<br>TogeTHER<br>HOWN ON FC<br>nnis Court(s)<br>ion Nearby, S<br>Type<br>Foyer          | Finish: La<br>WITH AN I<br>PRM 1 OR V,<br>)<br>Shopping N<br>Di<br>6<br>et 5'1 | minate, T<br>NTEREST :<br>AS APPR<br>earby<br>mensions<br>'7 x 6'4<br>L1 x 5'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                       | IN THE (<br>OPRIAT | COMMON P                 | <b>ROPERTY</b><br>/pe   |                                  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>Lildings<br>Shed:          |

RIVER SPRINGS family friendly community! Beautiful, spacious detached home in a QUIET CUL DE SAC! Updates include: laminated/tile floors, back deck addition for those summer bbq's, enclosed carport, newer exterior paint, 2 y/o roof. Perfect home w/ 3 bed up & one below for in-laws, teen or home stay student w/ games/recreation room. Fully fenced large backyard w/ private swings, patio great for pets/entertainment. Community centre offers open swimming pool, tennis/basketball courts, private lake, party room & more. Short drive to Coquitlam Mall, Douglas College, Lafarge Lake. Steps away from daycare/schools, transit & Coquitlam river/trails.

|  |   | Presented by:<br><b>Nikki Cvitanovic</b><br>RE/MAX Select Realty<br>Phone: 778-926-6464<br>www.nikkicvit.ca<br>nikkic@remax.net                                 |  |  |                        |                       | Select Realty            |   |  |  |
|--|---|---|--|--|------------------------|-----------------------|--------------------------|---|--|--|
| <b>Active</b><br><b>R2315584</b><br>Board: V<br>House/Single Family  |   | Co<br>Mead  | <b>TING AVEN</b><br>quitlam<br>low Brook<br>3C 4S3   | JE   |                        |                       | Resid                    | dential Detached<br><b>\$828,000</b> (LP)<br>(SP) M   |  |  |
|  |   | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft.<br>Flood Plain:<br>Rear Yard Exp:<br>Council Apprv?<br>If new, GST/HS<br>View:<br>Complex / Subo | Meas. Type: Feet Bedrooms:<br>Depth / Size: Bathrooms:<br>Lot Area (sq.ft.): 6,075.00 Full Baths:<br>Flood Plain: Half Baths:<br>Rear Yard Exp: West<br>Council Apprv?:<br>If new, GST/HST inc?: |  |                        |                       |                          | Price: \$884,800<br>Year Built: 1980<br>39<br>RS 3<br>xes: \$3,563.78<br>Year: 2017<br>Utilities?:<br>D2-472-554<br>irtual Tour URL |  |  |
| Style of Home:2 StoreyConstruction:Frame - WooExterior:MixedFoundation:Concrete PerRain Screen:Partly# of Fireplaces:1Fireplace Fuel:Natural GasWater Supply:City/MunicipFuel/Heating:Electric, NatuDutdoor Area:Balcny(s) PartLype of Roof:AsphaltLegal:PL NWP52322 | imeter<br>Reno.<br>R.I. Plu<br>R.I. Fir<br>al<br>Iral Gas   | umbing:<br>eplaces:   |  | Freehold No<br>Yes<br>No :                   | nStrata<br>lier/light  | Dist. to              | Access: Fi<br>School Bus |   |  |  |
| Amenities:<br>Site Influences: <b>Central Locat</b><br>Features:<br>Floor Type<br><b>Main Dining Room</b>  | tion, Private Setting, F<br>Dimensions<br>13'5 x 11'4   | Recreation Nearby, Sho  |  | Dimensions<br>X                              | Floor                  | Туј                   | pe                       | Dimensions<br>X   |  |  |
| Main Kitchen<br>Main Living Room<br>Main Laundry<br>Main Foyer<br>Above Master Bedroo<br>Above Bedroom<br>Above Bedroom<br>Above Flex Room   | $\begin{array}{c} 14'1 \times 11'5 \\ 13'5 \times 13'3 \\ 5'5 \times 5' \\ 13'5 \times 6' \\ 13'5 \times 6' \\ 14'1 \times 11'5 \\ 11'6 \times 8'1 \\ 11'4 \times 7'11 \\ 13'5 \times 6'4 \\ \end{array}$ |   |  | X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X    |                        |                       |                          | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x  |  |  |
| inished Floor (Main):<br>inished Floor (Above):<br>inished Floor (Below):<br>inished Floor (Basement):<br>inished Floor (Total):<br>Jnfinished Floor:<br>Grand Total:  | 850 # of Roo<br>655 # of Kitc<br>0 # of Leve<br>0 Suite:<br>1,505 sq. ft. Crawl/Bs  | hens: <b>1</b><br>els: <b>2</b><br>mt. Height:<br>basement: <b>0</b> Beds no  | ot in Basement: <b>3</b>   | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8 | Floor<br>Main<br>Above | # of Pieces<br>4<br>4 | Ensuite?<br>No<br>No     | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height:  |  |  |

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

Welcome to Meadow Brook! This 3 bed 2 bath family home is located in one of Coquitlam's most sought-after neighbourhoods. Situated on a quiet street and spreading across a 6,075 sq/ft lot, there are several notable features to mention. A smart layout on the main floor includes vaulted ceilings, large dining area, kitchen w/ SS appliances and gas stove, plus large updated bathroom w/ heated floors and double sinks. Upstairs offers 3 bedrooms and flex space/office plus full bathroom. HUGE, level backyard with fully insulated and powered detached 415 sq/ft work shop/studio plus greenhouse. Newer roof and 2 sky lights. Centrally located, close to Skytrain, WCE, Coquitlam Centre, schools (including Meadowbrook Elementary) and more.

| R2302604       Cogultation<br>Cogultation<br>V3K 1H5       Cogultation<br>Cogultation<br>V3K 1H5       Cogultation<br>Cogultation<br>V3K 1H5       Cogultation<br>Cogultation<br>V3K 1H5       Cogultation<br>Cogultation<br>V3K 1H5       Cogultation<br>Cogultation<br>V3K 1H5       Cogultation<br>V3K 1H5 |   | Nikki<br>RE/MA<br>Phone:<br>www   | sented by:<br><b>Cvitanovic</b><br>X Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>c@remax.net  | 2  |                                       |                  | S   | REMEX<br>elect <sup>V</sup> Realty  |
|---|---|---|--|--|---------------------------------------|------------------|---|---|
| Weas: Type:       Feet       Bedrooms:       3       Approx. Year Built: 1946         Depth / Size:       Bathrooms:       2       Age:       73         Lot Area (sq.ft.): 6,333.00       Full Baths:       2       Age:       73         Lot Area (sq.ft.): 6,333.00       Full Baths:       2       Age:       73         Lot Area (sq.ft.): 6,333.00       Full Baths:       0       Gross Taxes:       5,33.1.00         For Tax Year:       North       Council Approv:       Tax Inc. Utilities?:       No       P.I.D.: 016-565-398         Council Approv:       Inew, GST/HST Inc?:       No :       Councet dat:       Tour:       Tour:         Stefe of Home:       4 Level Split       School Bus: NEAR       Tour:       School Bus: NEAR       Tour:         Stefe of Home:       Feath Nead       Concrete Perimeter       Reno. Year:       Dist. to School Bus: NEAR       Tour:         Stefe of Home:       R.F. Freebase:       Poperty Disc.; Yea       Councet dat:       Feeth Monstrat       Dist. to School Bus: NEAR         Stefe of Home:       R.F. Freebase:       Poperty Disc.; Yea       Parking: Open Rev Parking Avail.       Dist. to School Bus: NEAR         View of Koot       Reno Year:       Reno Year:       No       School Bus: NEAR       S   | Active<br>R2302604<br>Board: V<br>House/Single Family   | Co<br>Ca  | oquitlam<br>Ipe Horn   | E  |                                       |                  | Resi  | \$828,000 (LP)  |
| MainLiving Room18'0 x 12'6xxxMainDining Room10'6 x 12'6xxxMainMater Bedroom14'0 x 10'0xxxMainMaster Bedroom11'0 x 8'0xxxMainBedroom11'0 x 8'0xxxAboveFamily Room18'0 x 9'0xxxAboveBar Room12'0 x 5'0xxxAboveBedroom15'0 x 8'6xxxxxxxxxFinished Floor (Main):1,048# of Rooms:8for Kitchens: 11Finished Floor (Basement):0# of Kitchens: 11Main4NoFinished Floor (Total):1,688 sq. ft.Suite: None3YesBarn::Unfinished Floor:395Suite: None34Source: Site None3Garage Sz:Beds in Basement: 0Beds not in Basement: 35Source: Site Noor Height:Garage Sz:Boor Height:555Source: Site Noor Height:Garand Total:2,083 sq. ftPaster Entry, Unfinished77Ves  | Exterior:       Mixed         Foundation:       Concrete Perimeter         Rain Screen:       Renovations:         # of Fireplaces:       0         Fireplace Fuel:       City/Municipal         Water Supply:       City/Municipal         Fuel/Heating:       Forced Air, Natural Gas         Outdoor Area:       Balcony(s), Fenced Yard         Type of Roof:       Metal         Legal:       PL NWP86976 LT 1 DL 64 I         Amenities:       Site Influences: Central Location, Lane Acce | Reno. Year:         R.I. Plumbing:         R.I. Fireplaces:   | Feet<br>:.): 6,333.00<br>: North<br>::<br>ST inc?:<br>No :<br>div:<br>ected: Electricity, N<br>Total Parking: 6<br>Parking: Open, RV<br>Dist. to Public Transi<br>Title to Land: Free<br>Property Disc.: Yes<br>PAD Rental:<br>Fixtures Leased: No<br>Fixtures Rmvd:<br>Floor Finish: Mixe | Bedrooms<br>Bathrooms<br>Full Baths<br>Half Baths<br>Half Baths<br>Covered Pa<br>Parking A<br>t: NEAR<br>ehold Non | as, Wa<br>rking: 0<br>vail.<br>Strata | 3<br>2<br>2<br>0 | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Tax Inc.<br>P.I.D.: O<br>Tour: | Year Built: 1946<br>73<br>RS-1<br>xes: \$3,351.40<br>Year: 2017<br>Utilities?: No<br>16-565-398 |
| inished Floor (Below):       0       # of Levels: 3       2       Above 3       Yes       Workshop/Shed:         inished Floor (Below):       0       Suite: None       3       4       Pool:       Pool:         inished Floor (Total):       1,688 sq. ft.       Crawl/Bsmt. Height:       4       Garage Sz:       Beds in Basement: 0       Beds not in Basement: 3       5       Door Height:         Jnfinished Floor:       395       Basement: Full, Separate Entry, Unfinished       6       7       Door Height:  | MainLiving Room18'0 xMainDining Room10'6 xMainKitchen14'0 xMainMaster Bedroom11'0 xMainBedroom11'0 xAboveFamily Room18'0 xAboveBar Room12'0 xAboveBedroom15'0 xXaboveForom15'0 xFinished Floor (Main):1,048   | <pre>12'6 12'6 12'6 10'0 8'0 8'0 5'0 5'0 5'0 68'6 4 # of Rooms:8</pre>                                  | Dim  | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>z<br>x<br>Bath                                    | Floor                                 | # of Pieces      | Ensuite?  | x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x  |
|   | Finished Floor (Below):       0         Finished Floor (Basement):       0         Finished Floor (Total):       1,688 sq. ft.         Unfinished Floor:       395  | # of Levels: <b>3</b><br>Suite: <b>None</b><br>Crawl/Bsmt. Height:<br>Beds in Basement: <b>0</b> Beds n |  | 2 <b>4</b><br>5<br>6<br>7  |                                       |                  |   | Workshop/Shed:<br>Pool:<br>Garage Sz:   |

Tremendous opportunity to own the house INVESTOR / BUILDER ALERT!!! Fabulous Cozy 3 bedroom Starter home on Good Size LOT with tons of potential having LANE ACCESS! This home is waiting for your personal touch! Has a newer AMAZING Long lasting Metal Roof and newer Furnace & Hot Water Tank! FULLY FENCED BACKYARD Backing onto the ally. Lots of great parking in the front and back! Close to all amenities! The front offers a ton of additional parking and room for an RV! Near Schools: Cape Horn Elementary, Montgomery Middle, and Centennial. Quick Access to Port Mann Bridge, HWY 1 - Less than 30 minutes to downtown Vancouver! Close to silver city Theatres, superstore, Ikea and local shops. Great buy! This is it!

|  |   |  | Nikki<br>RE/MAJ<br>Phone:<br>WWW   | sented by:<br><b>Cvitanovi</b><br>X Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>c@remax.net   | ic   |                  |                                  | s  | REFINEX<br>elect <sup>V</sup> Realty   |
|--|---|--|--|--|--|------------------|----------------------------------|--|--|
| Active<br>R2326818<br>Board: V   |   |  | Co   | LEU STREET<br>oquitlam<br>illardville  |  |                  |                                  | Resi   | dential Detached<br><b>\$838,000</b> (LP)                                      |
| louse/Single F   | Family  |  |  | 3K 4L7   |  |                  |                                  |  | (SP) M   |
|  |   |  | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft<br>Flood Plain:<br>Rear Yard Exp<br>Council Apprv?<br>If new, GST/H:<br>View:<br>Complex / Sub<br>Services Conne | :<br>ST inc?:<br>Yes: MOU  |  | 5:<br>;5:<br>;5: | 0.00<br>2<br>1<br>0<br>Storm Set | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2018<br>Utilities?: No<br>07-982-208                                     |
| onstruction:<br>xterior:<br>pundation:<br>ain Screen:<br>enovations:<br>of Fireplaces:<br>replace Fuel:<br>/ater Supply:<br>uel/Heating:<br>utdoor Area:<br>ype of Roof: | City/Municipal<br>Forced Air, Natura<br>Patio(s)  | er<br>Reno. Y<br>R.I. Plu<br>R.I. Fire   | mbing:   | Total Parking: 2<br>Parking: <b>Open</b><br>Dist. to Public Trar<br>Title to Land: <b>Fr</b><br>Property Disc.: <b>Ya</b><br>PAD Rental:<br>Fixtures Leased: <b>Na</b><br>Fixtures Rmvd: <b>Na</b><br>Floor Finish: <b>W</b> | reehold Non<br>es<br>o :   | Strata           | -                                | Access:<br>School Bu   | 5:   |
| te Influences:   | None<br>Central Location,<br>ClthWsh/Dryr/Frc   |  | y, Shopping Nearby   |  |  |                  |                                  |  |  |
| Main L<br>Main K<br>Main D<br>Main N<br>Below B<br>Below F   | Type<br>Living Room<br>Citchen<br>Dining Room<br>Master Bedroom<br>Master Bedroom<br>Recreation<br>Loft | Dimensions<br>23'4 x 9'3<br>11'8 x 11'7<br>11'8 x 8'1<br>10'9 x 7'4<br>11'7 x 11'5<br>21'4 x 9'10<br>9'2 x 9'2<br>x<br>x | Floor Type   | D  | imensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor            | Ту                               | pe   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                        |
| inished Floor (f<br>inished Floor (f<br>inished Floor (f<br>inished Floor (f<br>inished Floor (f   | Above):         14           Below):         50           Basement):                                    | 2         # of Kitch           6         # of Level           0         Suite:           3 sq. ft.         Crawl/Bsn     | ens: <b>1</b><br>Is: <b>3</b><br>nt. Height:   | ot in Basement: <b>2</b>   | <b>x</b><br>Bath<br>1<br>2<br>3<br>4<br>5                                  | Floor<br>Main    | # of Pieces<br>4                 | Ensuite?<br><b>No</b>  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |

Cozy 2 bedroom and loft character home in historic Maillardville! ZONING AND LANE ACCESS ALLOWS FOR POTENTIAL CARRIAGE HOUSE on this 40 x 149 lot. This home features a bright, sun-filled kitchen with lots of cabinet and counter space, adjacent eating area with large window, living room with wood beam ceiling and wood accent staircase up to loft. Bathroom with soaker tub and separate shower. Downstairs features a 2nd bedroom, large rec room, laundry room, plus lots of storage space. NEW HOT WATER TANK Dec 2018. Backyard with patio and parking pad at lane. Fantastic location! Walk to skytrain, Mackin Park, Place des Arts, IKEA and all the shops and services along Brunette and Lougheed.

|   |  |  | Nikki<br>RE/MAX<br>Phone:<br>WWW  | sented by:<br>Cvitanov<br>K Select Realty<br>778-926-6464<br>Mikkicvit.ca<br>@remax.net | /ic  |                                   |                            | s   | REMIX<br>elect <sup>V</sup> Realty   |
|---|--|--|---|---|--|-----------------------------------|----------------------------|---|--|
| Active<br>R2305444<br>Board: V<br>House/Single  | Family   |  | Co<br>Rive  | <b>DGE DRIVE</b><br>quitlam<br>r Springs<br>3E 1C4                                      | 1  |                                   |                            | Resi  | dential Detached<br><b>\$845,000</b> (LP)<br>(SP) M                            |
|   |  |  | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft.<br>Flood Plain:<br>Rear Yard Exp:<br>Council Apprv?<br>If new, GST/HS<br>View:<br>Complex / Subo<br>Services Conne | :<br>ST inc?:   | Frontage<br>Bedroom<br>Bathroor<br>Full Bath<br>Half Bath  | is:<br>ns:<br>s:<br>ns:           | 3<br>2<br>2<br>0           | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc. |  |
| Nater Supply:<br>Fuel/Heating:<br>Dutdoor Area:<br>Type of Roof:<br>Legal:<br>Amenities:  | Frame - Wood<br>Mixed<br>Concrete Perimeter<br>Partly  | WP 39. SECTIO<br>HE STRATA LOT<br>se, Independent<br>Nearby                                    | :<br>N 12&13, TOGET<br>AS SHOWN ON I  | THER WITH AN<br>FORM 1 OR V, A  | rt; Multiple<br>ansit:<br>Freehold Str<br>Yes<br>No :<br>:<br>Laminate, W<br>INTEREST IN<br>S APPROPRI | ata<br>/all/Wall,<br>N THE CO     | Dist. to                   | ) Access: F<br>School Bu:<br><b>OPERTY I</b>                  | 5:   |
| Floor<br>Main<br>Main<br>Main<br>Main<br>Main   | Type Dime<br>Living Room 23'<br>Dining Room 10'<br>Kitchen 14'<br>Master Bedroom 15'<br>Bedroom 12'<br>Bedroom 10'   | ensions Floor<br>x 13'<br>x 10'<br>x 10'<br>x 10'<br>x 13'                                     | Туре  |   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                                      | Floor                             | Ту                         | pe  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                   |
| Finished Floor (<br>Finished Floor (<br>Finished Floor (<br>Finished Floor (<br>Finished Floor (<br>Jnfinished Floo<br>Grand Total: | Main): 1,320<br>Above): 0<br>Below): 0<br>Basement): 0<br>Total): 1,320 sq. ft.  | # of Rooms: <b>6</b><br># of Kitchens: <b>1</b><br># of Levels: <b>1</b><br>Suite: <b>None</b> | nt: <b>0</b> Beds no  | ot in Basement: <b>3</b>  | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8   | Floor<br>Main<br>Main             | # of Pieces<br>4<br>3      | Ensuite?<br>No<br>Yes   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |
| Fantastic Loc<br>has 3 bdrms a<br>the open area<br>sunny backya   | b): RE/MAX Crest Realty<br>ation & one of the big lots<br>& 2 baths! Fresh paint & Sp<br>a for BBQs & entertaining.<br>Ind, close walk to school! F<br>h CCTV monitoring & secur | acious & Bright<br>All bdrms are go<br>amily oriented o  | living room w/<br>od sizes & all ba<br>community has  | gas fireplace ha<br>athrooms were t<br>swimming pool,                                   | s number of<br>updated this<br>tennis court  | skylight<br>year! ve<br>s, recrea | . Entertain<br>ry well kep | er's kitch<br>ot landsca                                      | en that leads you to<br>ping. Fenced private 8                                 |

|  |  |  |  | N  | RE/MA<br>Phone:<br>www  | sented by:<br><b>Cvitano</b><br>X Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>c@remax.net | vic   | 8   |   |                       | s   | REMAX<br>Select <sup>V</sup> Real                                     | ty  |
|--|--|--|--|--|---|--|---|---|---|-----------------------|---|---|---|
| Active<br>R2306749<br>Board: V<br>House/Single   | Family   |  |  | 311 30   | Co<br>Coqu  | VERBEND I<br>oquitlam<br>iitlam East<br>3C 6R1   | ORI   | VE  |   |                       | Resi  | dential Deta<br><b>\$848,800</b>                                      |   |
|  |  |  |  | Depth<br>Lot Ar<br>Flood<br>Rear<br>Counc<br>If nev<br>View:<br>Comp   | . Type:<br>n / Size:<br>rea (sq.ft<br>Plain:<br>Yard Exp<br>cil Apprv?<br>w, GST/H<br>lex / Sub | ::<br>ST inc?:<br><b>No :</b>  |   | Frontage<br>Bedroom<br>Bathroor<br>Full Bath<br>Half Bath   | ns:<br>ns:<br>ns:<br>ns:                              | 0.00<br>4<br>3<br>1   | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: <b>V</b> | F<br>axes: \$<br>Year: 2<br>Utilities?: N<br>25-601-14<br>irtual Tour | 2003<br>L5<br>RES<br>22,817.73<br>2017<br>No<br>8           |
| /ater Supply:<br>uel/Heating:<br>uutdoor Area:<br>ype of Roof:<br>egal:<br>menities:                                 | Frame - Wood<br>Mixed, Vinyl<br>Concrete Perime<br>1<br>Natural Gas<br>City/Municipal<br>Forced Air<br>Balcny(s) Patio(<br>Asphalt<br>PL BCS136 LT 4:<br>ENTITLEMENT C<br>In Suite Laundry<br>Central Location | s) Dck(s),<br>1 DL 378 L<br>9F THE STF<br>7<br>9, Cul-de-S                                 | Fenced Y<br>D 36. TOC<br>RATA LOT  | mbing:<br>eplaces:<br>ard<br>GETHER WITH<br>AS SHOWN (<br>ation Nearby | ON FORM   | 1 OR V, AS API   | ransi<br>Fred<br>Yes<br>: No<br>Yes<br>Lan<br>COM | it: Close<br>ehold Str<br>:: Chande<br>ninate, W<br>MON PR<br>PRIATE.   | ther, Vis<br>rata<br>elier in D<br>/all/Wal<br>OPERTY | ining Room<br>I/Mixed | s School Bu   | s: <b>5 mins</b>  |   |
| Main<br>Main<br>Main<br>Main<br>Above<br>Above<br>Above<br>Above   | ClthWsh/Dryr/F<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Eating Area<br>Family Room<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Bedroom  | Dime<br>11'9 2<br>7'0 2<br>7'7 2<br>11'4 2<br>11'1 2<br>16'2 2<br>8'1 2<br>8'1 1<br>8'11 2 | nsions<br>< 14'0<br>< 12'1<br>< 11'3<br>< 12'1<br>< 11'3<br>< 12'1<br>< 12'1<br>< 11'3<br>< 12'1<br>< 11'6<br>< 11'6<br>< 11'6<br>< 11'9 | Floor<br>Below<br>Below  | Type<br>Recrea<br>Laund   | ation  | Dim<br>11'1                                       | nensions<br>L x 16'11<br>3 x 7'3<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor   |                       | r - Fire  | D   | imensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |
| Below<br>inished Floor (<br>inished Floor (<br>inished Floor (<br>inished Floor (<br>Infinished Floo<br>irand Total: | Above):         8           Below):         6           Basement):   | 10'11 :<br>62<br>62<br>64<br>0<br>228 sq. ft.<br>0<br>328 sq. ft.                          | # of Roor<br># of Kitch<br># of Leve<br>Suite: <b>No</b><br>Crawl/Bsn<br>Beds in Ba  | ens: <b>1</b><br>ls: <b>3</b>  |   | ot in Basement: <b>4</b><br>rate Entry   |   | Bath           1           2           3           4           5           6           7           8                  | Floor<br>Main<br>Above<br>Above<br>Below              | # of Pieces 2 4 4 4 4 | Ensuite?<br>No<br>Yes<br>No<br>No   | Outbu<br>Barn:<br>Workshop/S<br>Pool:<br>Garage Sz:<br>Door Height    |   |
| Wow! Gorgeo<br>baths, double   | ): Century 21 In<br>ous and affordable<br>car garage, 2 de<br>edule your privat  | e detache<br>cks, low n  | i home in<br>naintenan   |  |   |  |   |   |   |                       |   |   |   |

|  |  |   | <b>Nikki</b><br>RE/MA<br>Phone:<br>www  | sented by:<br><b>Cvitanov</b><br>X Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>c@remax.net | <b>vic</b>   |  |                              | s  | REMAX<br>elect <sup>Y</sup> Realty   |
|--|--|---|---|---|--|--|------------------------------|--|--|
| Active<br>R2300043<br>Board: V<br>House/Single   | Family   |   | Rive  | GHNESSY PL<br>oquitlam<br>er Springs<br>(3E 2J1   | ACE  |  |                              | Resi   | dential Detached<br><b>\$849,999</b> (LP) 👓<br>(SP) M                                      |
|  |  |   | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft<br>Flood Plain:<br>Rear Yard Exp<br>Council Apprv3<br>If new, GST/H<br>View:<br>Complex / Sub<br>Services Conne | :<br>?:<br>ST inc?:<br><b>:</b>   |  | ns:<br>s:<br>ns:   | 0.00<br>3<br>2<br>2<br>0     | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2017<br>Utilities?: No<br>01-636-162   |
| Construction:<br>Exterior:<br>Foundation:<br>Renovations:<br># of Fireplaces<br>Fireplace Fuel:<br>Nater Supply:<br>Fuel/Heating:<br>Dutdoor Area:<br>Type of Roof:<br>Legal:<br>Amenities:<br>Site Influences | Natural Gas<br>City/Municipal<br>Forced Air, Natural Gas<br>Fenced Yard, Patio(s)<br>Asphalt<br>PL NWS939 LT 466 LD<br>THE UNIT ENTITLEMEN<br>None | 36 TWP 39. SEC<br>IT OF THE STRA<br>e-Sac, Greenbe  | ing:<br>aces:<br>CTION 12&13, TOG<br>TA LOT AS SHOWN  | ETHER WITH AN<br>I ON FORM 1 OR<br>ccreation Nearby,  | e; Double, O<br>ansit: 1<br>Freehold Str<br>(es<br>No :<br>  | pen, RV<br>ata<br>ixed, Til<br>IN THE (<br>DPRIATI<br>Nearby | Parking Av<br>Dist. to<br>le | ail.<br>School Bu  |  |
| Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main   | Kitchen<br>Living Room 12':<br>Dining Room 9<br>Family Room 1<br>Den<br>Foyer<br>Master Bedroom 12<br>Bedroom<br>Bedroom                           | imensions FI<br>7' x 10'<br>10 x 16'4<br>'9 x 11'5<br>2' x 15'<br>6' x 7'<br>6' x 11'<br>'6 x 13'<br>9' x 10'<br>9' x 10' | /Window Covering  | ., , ,  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X  | Floor  | Ту                           | pe   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                               |
| Main<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Grand Total:   | (Above):         0           (Below):         0           (Basement):         0           (Total):         1,680 sq.                               | Beds in Base<br>Basement: C   | s: 1<br>1<br>Height:<br>ment: 0 Beds n  | ot in Basement: <b>3</b>  | X           Bath           1           2           3           4           5           6           7           8 | Floor<br>Main<br>Main  | # of Pieces 4 3              | Ensuite?<br>No<br>Yes  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: <b>20X2</b><br>Door Height: |

PRICE DROP under ASSESSMENT value of \$872,400 Biggest lot in River Springs (Approx 7,000sqft) backing onto the Coquitlam River green belt at the end of a Cul-De-Sac. Almost 1,700 sqft Rancher with No Stairs 3 Bedroom and Den or Office. 2 full baths renovated in 2014. Master bedroom has walk-in closet and ensuite. 2 livingrooms, one with fireplace. 20x20 400sqft garage with 9ft ceiling & 8 parking spots off street. Huge crawlspace. Large private yard perfect for entertaining with covered patio. River Springs offers Private Swimming Pool, Recreation Center, Community RV Parking & Tennis Courts. Close to all levels of Schools & Transit. Lafarge Lake around the corner. Easy access to the Hwy. Seller motivated, Quick Possession Possible, bring your offers! Open House Sat JAN 19 1 to 4pm.

|  |  |  |  |  | Nikki (<br>RE/MAX<br>Phone:<br>www   | ented by:<br>Cvitano<br>( Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net |  | C  |                                |                                    | s  | REMA<br>Select <sup>V</sup> Re           | ealty  |
|--|--|--|--|--|--|--|--|--|--------------------------------|------------------------------------|--|--|--|
| <b>Active</b><br><b>R2325302</b><br>Board: V<br>House/Single   | : Family   |  |  | 402  | Con<br>Coqui   | <b>/ERBEND</b><br>quitlam<br>itlam East<br>3C 6R1                                      | DRI  | <b>VE</b>  |                                |                                    | Resi   | dential De<br><b>\$858,0</b> 0           | etached<br>DO (LP) 🚾<br>(SP) M                               |
|  |  |  |  | Me<br>De<br>Lot<br>Flo<br>Re<br>Co<br>If I<br>Vie<br>Col | ood Plain:<br>ar Yard Exp:<br>uncil Apprv?<br>new, GST/HS<br>ew:<br>mplex / Subc | :<br>ST inc?:<br>Yes: M  | OUN<br>BEND  | )  | s:<br>ns:<br>s:<br>s:          | 0.00<br>4<br>3<br>0                | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year:<br>Utilities?:<br><b>26-441-</b> 4 | 2010<br>9<br>SFD<br>\$3,091.88<br>2018<br>No                 |
| Nater Supply:<br>Tuel/Heating:<br>Dutdoor Area:<br>Type of Roof:<br>Legal:<br>Amenities:                                   | Frame - Wood<br>Vinyl<br>Concrete Perime<br>S: 1<br>Natural Gas<br>City/Municipal<br>Forced Air, Heat  | Pump, Na<br>s) Dck(s),<br>) DL 378 L<br>F THE STR          | tural Gas<br>Fenced Y<br>D 36. GR(<br>ATA LOT  | mbing:<br>eplaces:<br>ard<br>OUP 1, TO<br>AS SHOW        | N ON FORM  | 1 OR V, AS AP  | ge; D<br>Transi<br>Fre<br>Yes<br>d: No<br>Har<br>ST IN<br>PROI | it: 1 BLK<br>ehold Nor<br>:<br>:<br>dwood, L<br>N THE COP<br>PRIATE. | nStrata<br>aminat<br>MMON I    | Dist. to<br>e, Wall/Wa<br>PROPERTY | -  | s: <b>3 BLKS</b>                         | D THE UNIT   |
| Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main  | ClthWsh/Dryr/F<br>Type<br>Foyer<br>Living Room<br>Kitchen<br>Dining Room<br>Den<br>Bedroom<br>Bedroom<br>Master Bedroom<br>Walk-In Closet<br>Dining Room | rdg/Stve/<br>Dimer<br>6'0 ><br>21'6 ><br>7'10 ><br>10'10 > | DW, Drag<br>nsions<br>(4'0<br>(11'10<br>(11'4<br>(8'10<br>(7'11<br>(8'10<br>(8'10<br>(9'0<br>(12'7<br>(5'5 |  |  | r, Fireplace In<br>n<br>Room<br>om<br>Y<br>e   | Dim<br>11'3<br>19'3<br>11'10<br>8'3<br>6'9                     |  |                                | -                                  | уре  |  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |
| Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Jnfinished Floor<br>Grand Total: | (Main): 1,3<br>(Above): (Below): 9<br>(Basement): (Total): 2,3<br>or:  | -  | # of Roor<br># of Kitch<br># of Leve<br>Suite: <b>Un</b><br>Crawl/Bsn<br>Beds in Ba                        | iens: <b>2</b>   | Beds no  | ot in Basement:4   | 4  | Bath<br>1<br>2   | Floor<br>Main<br>Main<br>Below | # of Pieces 4 4 4 4                | Ensuite?<br>Yes<br>No<br>No  | Barn:<br>Workshoj<br>Pool:               | z: 21'5 X 18'  |
| YOU CANT H<br>situated in tl<br>wonderful fa<br>w/separate   | s): Royal LePage V<br>ELP BUT FALL IN I<br>he development. T<br>amily home offers<br>entry, full bath, an<br>& more! Open Ho                             | LOVE. This<br>The main fl<br>generous s<br>Id large LF     | is one of<br>oor featu<br>sized bed<br>१ Own a l   | res vaulte<br>rooms and<br>beautiful h                   | d ceilings, a<br>l large maste   | n abundance o<br>er w/ ensuite.  | of wii<br>Enjo   | ndows for<br>by the full   | <sup>·</sup> natura<br>w/o ba  | l Íight, Berl<br>sement wit        | ber carpet<br>th 1 bed I   | : & open L<br>NLAW acc                   | R/DR. This commodation                                       |

|  |   | Presented by:<br><b>Nikki Cvitanovic</b><br>RE/MAX Select Realty<br>Phone: 778-926-6464<br>www.nikkicvit.ca<br>nikkic@remax.net |                           |   |   |   |                |                     |   | Select Realty   |  |  |
|--|---|---|---------------------------|---|---|---|----------------|---------------------|---|---|--|--|
| Active<br>R2310759<br>Board: V<br>House/Single I   | -amily  |   |                           | Co<br>Mai   | ARD STREE<br>quitlam<br>Ilardville<br>3K 4L1  | т   |                |                     | Residential<br><b>\$859,</b>  | Detached<br><b>000</b> (LP)<br>(SP) M                 |  |  |
|  |   |   |                           | Council Appry?<br>If new, GST/HS<br>View:<br>Complex / Subo | Southwest<br>T inc?:<br>Yes: Fra  | Frontage (<br>Bedrooms<br>Bathrooms<br>Full Baths<br>Half Baths | :<br>:<br>:    | 0.00<br>2<br>1<br>0 | Original Price: 9<br>Approx. Year Bu<br>Age:<br>Zoning:<br>Gross Taxes:<br>For Tax Year:<br>Tax Inc. Utilities<br>P.I.D.: <b>002-279</b><br>Tour: | ill: 1946<br>73<br>RT1<br>\$3,899.50<br>2017<br>?: No |  |  |
| Construction:<br>Exterior:<br>Foundation:<br>Rain Screen:<br>Renovations:<br># of Fireplaces:<br>Fireplace Fuel:<br>Water Supply:<br>Fuel/Heating: | City/Municipal<br>Forced Air, Nat<br>Balcony(s), Fer<br>Asphalt                               | neter<br>Reno. Y<br>R.I. Plu<br>R.I. Fire<br>ural Gas   | mbing:<br>eplaces:        |   | Total Parking: <b>4</b><br>Parking: <b>Add. F</b><br>Dist. to Public T<br>Title to Land:<br>Property Disc.:<br>PAD Rental:<br>Fixtures Leased:<br>Fixtures Rmvd:<br>Floor Finish: | Parking Avail.,<br>ransit: 0.5 Blk<br>Freehold Non<br>Yes       | Open<br>Strata |                     | g Access: <b>Lane</b><br>o School Bus: <b>1 Blo</b>   | ck  |  |  |
| Features:<br>Floor I<br>Main I<br>Main I<br>Main I<br>Main I   | Central Locatio<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Bedroom<br>Master Bedroom | Dimensions<br>14' x 10'<br>10' x 7'10<br>11'8 x 9'6<br>11'10 x 9'<br>21' x 9'9<br>x   | <b>y, Shop</b> j<br>Floor | ping Nearby<br>Type   |   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X                   | Floor          | т                   | уре   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X         |  |  |

| Floor        | Туре           | Dime           | nsions     | Floor        | Туре                    | Dimensions | Floo  | r Ty        | /pe      | Dimensions     |
|--------------|----------------|----------------|------------|--------------|-------------------------|------------|-------|-------------|----------|----------------|
| Main         | Living Room    | <b>14'</b> :   | x 10'      |              |                         | x          |       |             |          | X              |
| Main         | Dining Room    | <b>10'</b> :   | x 7'10     |              |                         | x          |       |             |          | х              |
| Main         | Kitchen        | <b>11'8</b> :  | x 9'6      |              |                         | x          |       |             |          | х              |
| Main         | Bedroom        | <b>11'10</b> : | x 9'       |              |                         | x          |       |             |          | х              |
| Above        | Master Bedroom | <b>21'</b> :   | x 9'9      |              |                         | x          |       |             |          | х              |
|              |                | :              | x          |              |                         | x          |       |             |          | х              |
|              |                | :              | x          |              |                         | x          |       |             |          | х              |
|              |                | 1              | x          |              |                         | x          |       |             |          | х              |
|              |                | 1              | x          |              |                         | х          |       |             |          |                |
|              |                | 2              | x          |              |                         | x          |       |             |          |                |
| Finished Flo | or (Main):     | 624            | # of Roo   | ms: <b>5</b> |                         | Bath       | Floor | # of Pieces | Ensuite? | Outbuildings   |
|              | ( )            | 210            | # of Kitcl |              |                         | 1          | Main  | 4           | No       | Barn:          |
|              | or (Below):    | 0              | # of Leve  | els: 3       |                         | 2          |       |             |          | Workshop/Shed: |
|              | or (Basement): | 0              | Suite:     |              |                         | 3          |       |             |          | Pool:          |
| Finished Flo |                | 834 sq. ft.    | Crawl/Bs   | mt. Height:  |                         | 4          |       |             |          | Garage Sz:     |
|              | . ,            | •              | Beds in B  | Basement: 0  | Beds not in Basement: 2 | 5          |       |             |          | Door Height:   |
| Unfinished F | Floor: 8       | 834            | Basemen    | t: Part      |                         | 6          |       |             |          |                |
| Grand Total  | : 1,6          | 668 sq. ft.    |            |              |                         | 7          |       |             |          |                |
|              |                | •              |            |              |                         | 8          |       |             |          |                |

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

ZONING AND LANE ACCESS ALLOWS FOR CARRIAGE HOME!! Fabulous investment property! Build to suit on this 5800 sq ft lot (40 x 145) with view of Fraser River, 2 bdrm 1 bath 1668 sq. ft. home, entertaining deck, 5 minutes to Hwy#1. This corner lot is good to go with no easements, right of ways and has lane access to boot. Build a single family & carriage home at the back or Multi family home. This property is zoned for a 2 family residence. 24 hours notice as large dog on property. Minutes away to schools, shopping, recreation. Assessment Value \$991,700.00.

|   |  |  | RI<br>Pł  | Presented by:<br><b>ki Cvitanov</b><br>E/MAX Select Realty<br>none: 778-926-6464<br>www.nikkicvit.ca<br>nikkic@remax.net           | /ic   |                                 |                           | s   | REMEX<br>elect Realty  |
|---|--|--|---|--|---|---------------------------------|---------------------------|---|--|
| <b>Active</b><br>R2319610<br>Board: V<br>House/Singl  | e Family   |  | 1988 E  | <b>LIZABETH DRI</b><br>Coquitlam<br>River Springs<br>V3E 1X8   | VE  |                                 |                           | Resi  | dential Detached<br><b>\$866,666</b> (LP)<br>(SP) M                            |
|   |  |  | Flood Plai<br>Rear Yard<br>Council A<br>If new, G<br>View:<br>Complex , | be: <b>Feet</b><br>ize: <b>86</b><br>(sq.ft.): <b>4,060.00</b><br>in: <b>No</b><br>I Exp:<br>pprv?:<br>ST/HST inc?:<br><b>No :</b> | -   | ns:<br>ms:<br>ns:<br>hs:        | 47.00<br>4<br>3<br>2<br>1 | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Inc.<br>P.I.D.: <b>0</b> |  |
| onstruction:<br>xterior:<br>oundation:<br>.ain Screen:<br>.enovations:<br>d of Fireplace<br>ireplace Fue<br>vater Supply<br>vater Supply<br>vater Supply<br>uel/Heating:<br>Jutdoor Area<br>ype of Roof:<br>egal:<br> | Vinyl<br>Concrete Slab<br>S: 1<br>Natural Gas<br>City/Municipal<br>Forced Air<br>Fenced Yard<br>Asphalt<br>PL NWS939 LT 32<br>THE UNIT ENTITL<br>Club House, Playe | R.I. F<br>R.I. F<br>22 LD 36 TWP 39<br>EMENT OF THE S<br>FOUND, Recreati   |   | TOGETHER WITH AN<br>OWN ON FORM 1 OR   | Freehold Str<br>Yes<br>No :<br>No :<br>Laminate                   | rata<br>IN THE C                | Dist. to                  | Access: F   | 5:   |
| eatures:<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Above<br>Above<br>Above  | ClthWsh/Dryr/Fr<br>Type<br>Living Room<br>Kitchen<br>Dining Room<br>Family Room<br>Foyer<br>Bedroom<br>Master Bedroom<br>Bedroom<br>Bedroom                        | Dimensions<br>16' x 12'4<br>15'7' x 10'7'<br>12'4 x 11'8'<br>17'9' x 13'5<br>5'3' x 5'5<br>19'9' x 14'6'<br>15'2' x 11'4'<br>10' x 10'2'<br>10'1' x 10'2'<br>x | Floor T   | уре  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X | Floor                           | Ту                        | pe  | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x         |
| inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>Infinished Floor<br>Grand Total:   | (Above): 69<br>(Below):<br>(Basement):<br>(Total): 2,05  | 3       # of Rc         2       # of Kit         0       # of Le         0       Suite: C         05 sq. ft.       Crawl/E         Beds in       Beds in       | ichens: <b>1</b><br>vels: <b>2</b><br><b>Dther</b><br>ismt. Height:     | eds not in Basement: <b>4</b>  | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7                           | Floor<br>Main<br>Above<br>Above | # of Pieces 2 4 4 4       | Ensuite?<br>No<br>Yes<br>No   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |

Beautiful totally renovated home in River Spring reno's include new windows, bathrooms, insulation in the attic, laminate floors energy-efficient furnace, hot water on demand. Open concept Chef's dream kitchen, stainless appliances, slate stone tiles in the kitchen, back splash with natural ledge stone, quartz counter tops. Cozy fireplace for your cold winter nights in the leaving room. Huge family room that leads into private sunny deck. Big shed with hook up for hot tub. Aluminium siding, garage converted into a 4th bed. Family oriented community with a rec-center tennis court, swimming pool, party room and RV parking. Close to river trails, crystal falls just minutes from Coquitlam center and sky train. Close to schools daycare.open house January 06th Sun 2-4

|   |   |   | Nikk<br>RE/N<br>Phor  | Presented by:<br><b>Cvitanov</b><br>MAX Select Realty<br>MAX S | ic   |                                 |                         | s  | REFINER<br>elect Realty  |
|---|---|---|---|---|--|---------------------------------|-------------------------|--|--|
| <b>Active</b><br>R2301431<br>Board: V<br>House/Single                               | Family  |   |   | OXBOW WAY<br>Coquitlam<br>iver Springs<br>V3E 1V7   |  |                                 |                         | Resi   | dential Detached<br>\$868,000 (LP)<br>(SP) M                                   |
|   |   |   | Flood Plain:<br>Rear Yard E<br>Council Appr<br>If new, GST,<br>View:<br>Complex / S | ::<br>.ft.): <b>4,141.00</b><br>xp:<br>rv?:<br>/HST inc?:<br><b>No :</b>  | Frontage<br>Bedroom<br>Bathroor<br>Full Bath<br>Half Bath        | ns:<br>ns:<br>is:<br>ns:        | 0.00<br>3<br>2<br>1     | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2017<br>Utilities?: Yes<br>01-633-091                                    |
| /ater Supply:<br>uel/Heating:<br>utdoor Area:<br>ype of Roof:<br>egal:<br>menities: | Frame - Wood<br>Aluminum, Mixed,<br>Concrete Perimete<br>: 1<br>Natural Gas<br>City/Municipal<br>Forced Air, Natura<br>Fenced Yard<br>Asphalt<br>PL NWS939 LT 27<br>THE UNIT ENTITLE<br>Garden, Recreatio | r Reno.<br>R.I. Pi<br>R.I. Fi<br>I Gas<br>7 LD 36 TWP 39.<br>MENT OF THE S<br>n Center, Tennis<br>Private Yard, Red           | umbing:<br>replaces:<br>SECTION 12&13, TO<br>TRATA LOT AS SHOV                      | OGETHER WITH AN I<br>VN ON FORM 1 OR V<br>Opping Nearby   | nsit: close<br>reehold No<br>es<br>o :<br>o :<br>aminate, Vi     | nStrata<br>inyl/Lind            | Dist. to<br>Dieum, Wall |  | s: <b>close</b>  |
| =loor   | Type<br>Living Room<br>Dining Room<br>Family Room<br>Kitchen<br>Laundry<br>Master Bedroom<br>Bedroom<br>Bedroom   | Dimensions<br>16'8 x 11'10<br>12'6 x 11'<br>12'6 x 13'<br>12'6 x 14'<br>11' x 4'<br>12'6 x 14'<br>9'10 x 9'<br>9'10 x 9'<br>x | Floor Typ   |   | imensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X | Floor                           | Ту                      | pe   | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x    |
| inished Floor<br>inished Floor<br>inished Floor                                     | (Above): 620<br>(Below): (Basement): (  | <ul> <li># of Kitc</li> <li># of Lev</li> <li>Suite: No</li> <li>Sq. ft.</li> </ul>   | hens: <b>1</b><br>els: <b>2</b><br>one<br>smt. Height:                              | s not in Basement: <b>3</b>   | <b>x</b><br>Bath<br>1<br>2<br>3<br>4<br>5<br>6                   | Floor<br>Main<br>Above<br>Above | # of Pieces 2 5 5 5     | Ensuite?<br>No<br>Yes<br>No  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |
| inished Floor<br>inished Floor<br>Infinished Floor<br>Grand Total:                  |   | ) Sq. ft.   |   |   | 7<br>8   |                                 |                         |  |  |

|   |  |  |   |   | Nikki (<br>RE/MAX<br>Phone:<br>www   | ented by:<br><b>Cvitanc</b><br>Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net  | /  |  |  | s  | REFINER<br>Gelect <sup>1</sup> Realty   |
|---|--|--|---|---|--|--|--|--|--|--|---|
| Active<br>R2332065<br>Board: V<br>House/Single  | Family   |  |   | 124   | Co<br>Coqui  | <b>/ERBEND</b><br>quitlam<br>itlam East<br>3C 6R1  | DRIVE  |  |  | Resi   | idential Detached<br><b>\$869,000</b> (LP) 👓<br>(SP) M  |
|   |  |  |   | Mi<br>Du<br>Lo<br>Fi<br>Re<br>Co<br>If  | old Date:<br>eas. Type:<br>epth / Size:<br>ot Area (sq.ft.<br>cood Plain:<br>ear Yard Exp:<br>ouncil Apprv?<br>new, GST/HS<br>ew:<br>omplex / Subo | Feet<br>68<br>): 2,454.00<br>Yes<br>North<br>T inc?:   | Bedroo<br>Bathro<br>Full Ba<br>Half B  | ooms:<br>aths:<br>aths:                                  | 36.00<br>5<br>3<br>0                                 | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2018<br>Utilities?: No<br>25-912-402  |
| Construction:<br>Exterior:<br>Foundation:<br>Rain Screen:<br>Renovations:<br># of Fireplaces<br>Fireplace Fuel:<br>Water Supply:<br>Fuel/Heating: | 2 Storey, Split<br>Frame - Wood<br>Vinyl, Wood<br>Concrete Perin<br>: 1<br>Natural Gas<br>City/Municipal<br>Forced Air, Nat<br>Fenced Yard, P<br>Asphalt | neter<br>cural Gas   | Reno. Y<br>R.I. Plu<br>R.I. Fire  |   |  | Total Parking:<br>Parking: <b>Gara</b><br>Dist. to Public<br>Title to Land:<br>Property Disc.<br>PAD Rental:<br>Fixtures Lease<br>Fixtures Rmvd<br>Floor Finish: | age; Single,<br>Transit:<br>Freehold :<br>: Yes<br>ed:No :<br>: :  | Strata   | tor Parking  | o School Bu  |   |
| Legal:<br>Amenities:<br>Site Influences<br>Features:  | PL BCS136 LT S<br>ENTITLEMENT<br>None<br>Central Location<br>Air Conditionin   | OF THE STR   | ATA LOT<br>g Nearby   | AS SHOW   | IN ON FORM   | 1 OR V, AS AI  | PPROPRIATI   | Ε.   |  |  |   |
| Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Bsmt<br>Bsmt  | Type<br>Living Room<br>Dining Room<br>Kitchen<br>Solarium<br>Master Bedroon<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom                       | 14'11 )<br>12' )<br>19'3 )<br>11'10 )<br>1 13' )<br>12' )<br>12'3 )<br>13' ) | <pre>c 6'9 c 12' c 7'1 c 12'1 c 9'7 c 11'11 c 12'3 c 12'11</pre>                    | Floor<br>Bsmt<br>Bsmt   | Type<br>Flex Re<br>Solariu   |  | Dimension:<br>13'8 x 11'<br>12'3 x 6'1<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | 6  | T  | уре  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X  |
| Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Unfinished Floor<br>Grand Total:                        | (Main): <b>1</b> ,<br>(Above):<br>(Below): <b>1</b> ,<br>(Basement):<br>(Total): <b>2</b> ,<br>or:   | ,377<br>0<br>,019<br>  | # of Roor<br># of Kitch<br># of Leve<br>Suite: <b>No</b><br>Crawl/Bsn<br>Beds in Ba | iens: <b>1</b><br>ls: <b>2</b><br><b>ne</b><br>nt. Height:<br>asement: <b>2</b> | Beds no  | ot in Basement:<br><b>Separate Ent</b> r   | Bath<br>1<br>2<br>3<br>4<br><b>3</b><br>5  | Floor<br>Main<br>Main<br>Below                           | # of Pieces 4 4 4 4                                  | Ensuite?<br>No<br>Yes<br>Yes   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height:                                  |
| Welcome to I<br>Huge kitchen<br>enclosed sun<br>home. 3 bed<br>could be the   | renovated with<br>room. Living ro<br>rooms are up; m   | et, safe enc<br>custom cal<br>oom with ga<br>aster with<br>d laundry.        | lave tuck<br>binetry, q<br>s fireplac<br>updated 4<br>Close to t                    | uartz cou<br>e & vaulte<br>l piece en<br>he walkin                              | nters, subwa<br>ed ceilings. N<br>suite. Down<br>g trails along  | y tile, eating<br>lew flooring;<br>enjoys recre  | area, stainle<br>tile & Ash er<br>ation room,  | ver two lev<br>ess steel ap<br>ngineered l<br>another la | vels, has m<br>opliances a<br>hardwood<br>rge bedroo | nd all wit<br>& new blin<br>om with er   | t updates to enjoy.<br>h access to the<br>nds throughout the<br>nsuite, den/office that<br>osed sun rooms, A/C, |

**RED Full Public** 

|   |   |   |   | Ni   | RE/MAX<br>Phone:   | ented by:<br>Cvitanov<br>( Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net | ic   |                                     |                          | s  | REFINER<br>elect Realty  |
|---|---|---|---|--|--|---|--|-------------------------------------|--------------------------|--|--|
| <b>Active</b><br><b>R2329973</b><br>Board: V<br>House/Single  | Family  |   |   | 224 30   | Co<br>Coqu   | VERBEND DI<br>quitlam<br>itlam East<br>3C 6R1   | RIVE   |                                     |                          | Resi   | dential Detached<br><b>\$869,880</b> (LP)<br>(SP) M                            |
|   |   |   |   | Lot Are<br>Flood<br>Rear Y<br>Counc<br>If new<br>View:<br>Comple | Type:<br>/ Size:<br>ea (sq.ft.<br>Plain:<br>'ard Exp:<br>il Apprv?<br>, GST/HS | :<br>5T inc?:<br><b>No :</b>  | Frontage<br>Bedroon<br>Bathroon<br>Full Bath<br>Half Bath<br>Half Bath                       | ns:<br>ns:<br>ns:<br>ns:            | 1.00<br>4<br>3<br>2<br>1 | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2018<br>Utilities?: No<br>26-441-683                                     |
| /ater Supply:<br>uel/Heating:<br>iutdoor Area:<br>ype of Roof:<br>egal:<br>menities:<br>ite Influences                | Frame - Wood<br>Other<br>Concrete Peri<br>Partly<br>1<br>Natural Gas<br>City/Municipa<br>Forced Air, Na<br>Patio(s)<br>Asphalt<br>PL BCS136 LT<br>ENTITLEMEN<br>In Suite Laun | meter<br>al<br>atural Gas<br>113 DL 378<br>T OF THE STR<br>dry<br>ion, Private S          | ATA LOT AS  | ing:<br>aces:<br>UP 1, TOGE<br>SHOWN O<br>ate Yard, R            | N FORM   |   | nsit:<br>ireehold Str<br>/es<br>lo :<br>Vall/Wall/I<br>T IN THE C<br>COPRIATE.<br>ing Nearby | l., Detac<br>rata<br>Mixed<br>OMMON | hedGrge/Ca               | School Bu  | rage; Double   |
| Below<br>Below<br>Below<br>Below<br>Below<br>Main<br>Main<br>Main   | Type<br>Living Room<br>Dining Room<br>Kitchen<br>Eating Area<br>Family Room<br>Master Bedroo<br>Bedroom<br>Bedroom<br>Bedroom   | Dime<br>16' )<br>10'10 )<br>10'3<br>10'3<br>10'3<br>11'7 )<br>12'5 )<br>m 14'4 )<br>9'9 ) | nsions Fl<br>(12'<br>(7'6<br>(7'6<br>(8'5<br>(11'5<br>(11'5<br>(12'7<br>(29'6<br>(9'2<br>(19'4                          | oor  | Type   |   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                            | Floor                               | Ту                       | pe   | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x         |
| inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>Jnfinished Floor<br>Grand Total: | Above):<br>Below):<br>Basement):<br>(Total):<br>or:   | 772<br>512<br>799<br>2,083 sq. ft.<br>0<br>2,083 sq. ft.                                  | # of Rooms:<br># of Kitchen:<br># of Levels:<br>Suite: <b>None</b><br>Crawl/Bsmt.<br>Beds in Base<br>Basement: <b>N</b> | s: 1<br>3<br>Height:<br>ment: 0                                  | Beds no  | ot in Basement: <b>4</b>  | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8   | Floor<br>Below<br>Main<br>Main      | # of Pieces 2 4 4        | Ensuite?<br>No<br>No<br>Yes  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |
| Great Locatio   | ools, transit an  | ! Renovated,<br>id all ameniti  | es. **Corne<br>of visitor p   | r Property*  | ** Very v  | HUGE!! Great app<br>vell maintained '<br>odates including                               | **Townhou  | ise Price                           | for a Hous               | e!!** Grea   | ing, lougheed<br>at property to Live in<br>ore. This truly is the              |

|  |  |  | Nikki<br>RE/M<br>Phone<br>WV   | resented by:<br><b>Cvitano</b><br>AX Select Realty<br>e: 778-926-6464<br>ww.nikkicvit.ca<br>kic@remax.net | vic  |                                |                                 | s   | REFINE<br>Realty  |
|--|--|--|--|---|--|--------------------------------|---------------------------------|---|---|
| Active<br>R2309193<br>Board: V<br>House/Single   | Family   |  | <b>1596 HAN</b><br>(<br>Cent   | <b>IMOND AVE</b><br>Coquitlam<br>ral Coquitlam<br>V0V 0V0   | NUE  |                                |                                 | Resi  | dential Detached<br><b>\$875,000</b> (LP)<br>(SP) M   |
| (ALL) RECT PRAN<br>(ALL) PROF PRAN<br>(ALL) PROV Price<br>(ALL) PROV Price<br>(ALL) PROV Price<br>(ALL) PROV Price<br>(ALL) PROV Price<br>(ALL) PROV Price<br>(ALL) PROV PRAN<br>(ALL) PROV PROV PRAN<br>(ALL) PROV PROV PRAN<br>(ALL) PROV PROV PROV PROV PROV PROV PROV PROV | And Andrew Andre |  | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.<br>Flood Plain:<br>Rear Yard Ex<br>Council Appr<br>If new, GST/<br>View:<br>Complex / Su | ft.): 8,804.00<br>No<br>p: South<br>v?:<br>HST inc?:No<br>Yes: SO   | Frontage<br>Bedroon<br>Bathroon<br>Full Bath<br>Half Bath<br><b>DUTH FACIN</b> | ns:<br>ms:<br>ns:<br>hs:       | 50.00<br>4<br>3<br>1            | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc. |   |
| onstruction:<br>kterior:<br>bundation:<br>ain Screen:<br>enovations:<br>of Fireplaces<br>replace Fuel:<br>/ater Supply:<br>uel/Heating:<br>utdoor Area:<br>ype of Roof:<br>egal:<br>menities:  | Natural Gas<br>City/Municipal<br>Electric, Natural Ga<br>Balcony(s), Patio(s<br>Wood<br>LT 1 DL 110 GRP 1  | Reno.<br>R.I. Pi<br>R.I. Fi<br>b) & Deck(s)<br>NEW WESTMIN                         | Year:<br>umbing: <b>No</b><br>replaces:<br>STER DISTRICT PL E<br>nbelt, Lane Access, P   |   | ge; Double<br>Fransit: 2<br>Freehold No<br>Yes<br>: No :<br>No :<br>Hardwood   | Parking: 2                     |                                 | o School Bu   | ront, Lane<br>s: 3  |
| Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Above<br>Above<br>Above   |  |  | hWsh/Dryr/Frdg/Stv<br>Floor Type   | ve/DW, Dishwash   |  | - Waste, I                     | -                               | Insert, Ga<br>ype   | rage Door Opener,<br>Dimension<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X       |
| inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>irand Total:   | (Main):     1,254       (Above):     1,214       (Below):     1,254       (Basement):     0       (Total):     3,722   | # of Roo<br># of Kitc<br># of Lev<br>Suite: U<br>Suite: U<br>Crawl/Be<br>Beds in I | hens: <b>1</b><br>els: <b>3</b><br>nauthorized Suite<br>smt. Height:   |   | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>7<br>8                              | Bsmt<br>Main<br>Above<br>Above | ¢ of Pieces<br>3<br>2<br>4<br>3 | Ensuite?<br>No<br>No<br>Yes<br>No                             | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: <b>18X</b> :<br>Door Height: |
| Newly subdiv   |  | n SW Coquitlam   | . Plans in place for a<br>ffers excellent privat   | 3700 sq ft. Custo   |  | ,<br>home wit                  | h baseme                        |   |   |

|  |   |   | Nikki<br>RE/M/<br>Phone<br>ww  | esented by:<br><b>Cvitanov</b><br>AX Select Realty<br>e: 778-926-6464<br>w.nikkicvit.ca<br>ic@remax.net | ic   |                           |                          | S  | elect <sup>Y</sup> Realty   |
|--|---|---|--|---|--|---------------------------|--------------------------|--|---|
| <b>Active</b><br><b>R2331046</b><br>Board: V<br>House/Single   | Family  |   | C<br>Coq   | <b>IVERBEND D</b><br>Coquitlam<br>Juitlam East<br>V3C 6R1   | RIVE   |                           |                          | Resid  | dential Detached<br>\$888,000 (LP) 👓<br>(SP) M                    |
|  |   |   | Flood Plain:<br>Rear Yard Exp<br>Council Apprv<br>If new, GST/H<br>View:<br>Complex / Su | t.): <b>3,723.00</b><br>p:<br>??:<br>HST inc?:<br><b>:</b>  | Frontage<br>Bedrooms<br>Bathroom<br>Full Baths<br>Half Baths   | ::<br>::<br>::            | 0.00<br>4<br>3<br>3<br>0 | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: <b>Vi</b> | Year: 2018<br>Utilities?: No<br>26-441-837<br>irtual Tour URL     |
| onstruction:<br>xterior:<br>oundation:<br>ain Screen:<br>enovations:<br>of Fireplaces<br>replace Fuel: | Natural Gas<br>City/Municipal<br>Forced Air<br>Fenced Yard, Patio<br>Asphalt<br>PL BCS136 LT 128<br>ENTITLEMENT OF T<br>In Suite Laundry, F | r<br>Reno. Y<br>R.I. Plu<br>R.I. Fire<br>(s) & Deck(s), Su<br>DL 378 LD 36. Gi<br>THE STRATA LOT  | mbing:<br>eplaces:<br>Indeck(s)  | Property Disc.: Y<br>PAD Rental:<br>Fixtures Leased: N<br>Fixtures Rmvd:<br>Floor Finish: L             | rinsit: 2 BLOC<br>Freehold Non<br>Yes<br>No :<br>:<br>aminate, Miz<br>T IN THE CO                                  | KS<br>Strata<br>ked, Tile | Dist. to                 |  | ront<br>5: 2 BLOCKS<br>ORTION TO THE UNI                          |
|  | CithWsh/Dryr/Frd  | g/Stve/DW, Drap   | oes/Window Coverin   | gs, Garage Door O   | pener, Secu  | rity Syster               | n, Sprink                | der - Fire,  | Storage Shed Vault  |
| eatures:<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main<br>Main                      | Type<br>Dining Room<br>Living Room<br>Nook<br>Kitchen<br>Family Room<br>Master Bedroom<br>Bedroom<br>Bedroom<br>Walk-In Closet<br>Bedroom   | Dimensions<br>10'1 x 13'<br>11'3 x 12'<br>8'3 x 8'<br>7'11 x 10'2<br>10'10 x 9'10<br>12'10 x 12'7<br>10'4 x 8'8<br>10'4 x 9'<br>5' x 5'3<br>12'3 x 10'9 | Floor Type<br>Below Laun<br>Below Playr<br>Below Fami                                    | dry<br>·oom 1   | Dimensions<br>7' x 9'<br>9'4 x 12'10<br>7'6 x 8'6<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                     | Ту                       | pe   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |

on the main floor, freshly washed carpet downstairs, tile, quartz counter tops and 1 year new appliances in the newly renovated kitchen all sitting right beside access to the Coquitlam River and it's trail...MOVE IN READY for your convenience! Kitchen has an eating area, an extended 8' island which seats 6 comfortably, plus a Dining room just down the way. Beautiful Stone and Tile work in the living room and a bonus Shed in the backyard. Open House 01/19 from 2-4 pm and 01/20 from 2-4 pm

|   | RI<br>Př   | Presented by:<br><b>ki Cvita</b><br>E/MAX Select Re<br>none: 778-926-6<br>www.nikkicvit.c<br>nikkic@remax.n | alty<br>464<br>a   |                                       |           | s          | REMEX<br>elect Realty                          |
|---|--|---|--|---------------------------------------|-----------|------------|--|
| Active  | 3033 SI  | PURAWAY A   | VENUE  |                                       |           | Resid      | dential Detached                               |
| 2321331   |  | Coquitlam   |  |                                       |           |            | <b>\$939,900</b> (LP)                          |
| Board: V<br>House/Single Family   |  | Ranch Park<br>V3C 2E4   |  |                                       |           |            | (SP) M   |
|   | Sold Date  |   | Eroptor  | e (feet):                             | 87.00     | Original   | Price: <b>\$939,900</b>                        |
| LT  | Meas. Typ  |   | Bedroo   |                                       | 37.00     | -          | Year Built: <b>1968</b>                        |
|   | Depth / S  |   | Bathroo  |                                       | 3         | Age:       | 51   |
|   |  | (sq.ft.): <b>11,620</b>   |  |                                       | 2         | Zoning:    | RS1  |
|   | Flood Plai   | , .   | Half Ba  |                                       | 1         | Gross Ta   | -  |
|   | Rear Yard  | Exp: East   |  |                                       |           | For Tax    |  |
|   | Council A  | pprv?:  |  |                                       |           | Tax Inc.   | Utilities?: No                                 |
|   | If new, G  | ST/HST inc?:  |  |                                       |           | P.I.D.: 0  | 10-113-983                                     |
|   | The second   |   |  |                                       |           | Tour:      |  |
| yle of Home: <b>2 Storey</b>  | Complex /<br>Services C  |   | ICH PARK+<br>tricity, Natura                             | <b>Gas, Sani</b><br>Parking: <b>1</b> | _         | ver, Wate  |  |
| Instruction: Frame - Wood   |  |   | arport; Single, (  |                                       | r ai king |            |  |
| xterior: Wood<br>bundation: Concrete Perimeter  |  | Dict. to Bu   | blic Transit: <b>0</b>                                   |                                       | Dict to   | School Bus | - <b>7</b>                                     |
|   | no. Year:  |   | nd: Freehold N   | onStrata                              |           | School Du  | 5. <b>Z</b>                                    |
|   | Plumbing:  | Duan auto D   | ···· V···  |                                       |           |            |  |
| of Fireplaces: 2 R.I.<br>replace Fuel: Electric, Wood   | Fireplaces:  | Property D<br>PAD Renta   |  |                                       |           |            |  |
| ater Supply: City/Municipal   |  | Fixtures Le   |  |                                       |           |            |  |
| uel/Heating: Natural Gas<br>utdoor Area: Sundeck(s)   |  | Fixtures Ri<br>Floor Finis  |  | eum. Wall/                            | Wall/Mix  | ed         |  |
| ype of Roof: Asphalt  |  |   |  |                                       |           |            |  |
| egal: PL NWP15657 LT 17 BLK 1 DL 3  | 74 LD 36. EXCEPT PI  | AN S&E PL 595   | 78.  |                                       |           |            |  |
| menities:<br>te Influences: <b>Central Location, Private Yard, I</b><br>eatures: <b>CithWsh/Dryr/Frdg/Stve/DW, I</b>  | Drapes/Window Cov  | erings, Security  | - RI, Smoke Ala  | ,                                     |           |            |  |
| loor Type Dimensions  |  | уре   | Dimensions   | Floor                                 | Ту        | rpe        | Dimensions                                     |
| lain Foyer 9'4 x 7'2<br>lain Kitchen 12'2 x 10'1  |  | olarium<br>torage   | 30'10 x 7'6<br>16'4 x 6'7                                |                                       |           |            | x<br>x   |
| lain Living Room 14'3 x 13'1  |  |   | x  |                                       |           |            | x  |
| lain Dining Room 10'6 x 8'7<br>lain Master Bedroom 11'5 x 11'2  |  |   | x<br>x   |                                       |           |            | x<br>x   |
|   |  |   | x  |                                       |           |            | x  |
| 11'1 x 10'1 Bedroom 11'1 x 10'1   |  |   | x  |                                       |           |            | X  |
| MainBedroom10'1 x 8'6   |  |   | x<br>x   |                                       |           |            | x  |
| IainBedroom10'1 x 8'6IsmtRecreation20'6 x 8'9   |  |   |  |                                       |           |            |  |
| IainBedroom10'1 x 8'6IsmtRecreation20'6 x 8'9   |  |   | X  |                                       |           |            |  |
| Tain         Bedroom         10'1 x 8'6           smt         Recreation         20'6 x 8'9           smt         Recreation         24'1 x 14'1           ismt         Laundry         14'1 x 12'           nished Floor (Main):         1,160         # of Floor  | Rooms: <b>12</b>   |   | Bath   |                                       | of Pieces | Ensuite?   | Outbuildings                                   |
| Tain         Bedroom         10'1 x 8'6           smt         Recreation         20'6 x 8'9           smt         Recreation         24'1 x 14'1           ismt         Laundry         14'1 x 12'           nished Floor (Main):         1,160         # of Participation           nished Floor (Above):         0         # of Participation   | Rooms: <b>12</b><br>Kitchens: <b>1</b>   |   | Bath<br>1  | Main                                  | 2         | Yes        | Barn:  |
| Tain         Bedroom         10'1 x 8'6           Sent         Recreation         20'6 x 8'9           Sent         Recreation         24'1 x 14'1           Sent         Laundry         14'1 x 12'           nished Floor (Main):         1,160         # of I           nished Floor (Above):         0         # of I           nished Floor (Below):         0         # of I  | Rooms: <b>12</b>   |   | Bath<br>1<br>2<br>3                                      |                                       |           |            |  |
| Tain         Bedroom         10'1 x 8'6           Issmt         Recreation         20'6 x 8'9           Issmt         Recreation         24'1 x 14'1           Issmt         Laundry         14'1 x 12'           Inished Floor (Main):         1,160         # of I           nished Floor (Below):         0         # of I           nished Floor (Basement):         860         Suite:           nished Floor (Total):         2,020 sq. ft.         Crawl | Rooms: <b>12</b><br>(itchens: <b>1</b><br>.evels: <b>2</b><br><b>None</b><br>/Bsmt. Height:                            |   | Bath<br>1<br>2<br>3<br>4                                 | Main<br>Main                          | 2<br>4    | Yes<br>No  | Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: |
| Jain<br>smtBedroom<br>Recreation10'1 x 8'6<br>20'6 x 8'9smtRecreation<br>Laundry20'6 x 8'9<br>24'1 x 14'1smtLaundry24'1 x 14'1<br>14'1 x 12'nished Floor (Main):<br>nished Floor (Below):<br>nished Floor (Basement):<br>nished Floor (Total):1,160<br>0<br>4 of I<br>Suite:<br>2,020 sq. ft.stateBeds  | Rooms: <b>12</b><br>(itchens: <b>1</b><br>.evels: <b>2</b><br><b>None</b><br>/Bsmt. Height:<br>in Basement: <b>0</b> B | eds not in Basem  | Bath<br>1<br>2<br>3<br>4<br>ent: <b>3</b><br>5           | Main<br>Main                          | 2<br>4    | Yes<br>No  | Barn:<br>Workshop/Shed:<br>Pool:               |
| Tain<br>Isint<br>Sent<br>RecreationBedroom<br>20'6 x 8'9<br>20'6 x 8'9<br>24'1 x 14'1<br>14'1 x 12'Isint<br>Isint<br>Laundry24'1 x 14'1<br>14'1 x 12'Inished Floor (Main):<br>nished Floor (Below):<br>nished Floor (Basement):<br>nished Floor (Total):1,160<br>0<br># of I<br>3,020 sq. ft.Isint<br>Crawl<br>Beds2,020 sq. ft.  | Rooms: <b>12</b><br>(itchens: <b>1</b><br>.evels: <b>2</b><br><b>None</b><br>/Bsmt. Height:                            | eds not in Basem  | Bath<br>1<br>2<br>3<br>4<br>ent: <b>3</b><br>5<br>6<br>7 | Main<br>Main                          | 2<br>4    | Yes<br>No  | Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: |
| ainBedroom10'1 x 8'6smtRecreation20'6 x 8'9smtRecreation24'1 x 14'1smtLaundry14'1 x 12'nished Floor (Main):1,160# of Inished Floor (Above):0# of Inished Floor (Below):0# of Inished Floor (Total):2,020 sq. ft.Crawlnished Floor:300Beds   | Rooms: <b>12</b><br>(itchens: <b>1</b><br>.evels: <b>2</b><br><b>None</b><br>/Bsmt. Height:<br>in Basement: <b>0</b> B | eds not in Basem  | Bath<br>1<br>2<br>3<br>4<br>ent: <b>3</b><br>5<br>6      | Main<br>Main                          | 2<br>4    | Yes<br>No  | Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: |

Welcome to Beautiful Ranch Park - the land of large lots! This Original Owner home is centrally located close to Coquitlam Centre, the Evergreen Skytrain, all levels of schooling and easy commuter access to Lougheed Highway. The home sits on a spacious 11,600+ sqft lot with mature trees and sprawling yard. REBUILD or REMODEL this solid 1968 home. Featuring floor to ceiling windows in the living room and dining room, 3 Bedrooms and 2 Bathrooms upstairs, and 2 large rec rooms and an updated bathroom in the basement. Suite potential as well! Roof replaced (2014), Hot Water Tank (2017) & Furnace (2013) serviced yearly. Come see this "Diamond in the rough" priced WELL below the 2019 assessed value of \$1,280,300!

|   |  |   |   |  | Nikki<br>RE/MAX<br>Phone:<br>WWW   | eented by:<br><b>Cvitanov</b><br>( Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net | ic  |                                      |  | s   | REMEX<br>Gelect <sup>V</sup> Real                                      | ty   |
|---|--|---|---|--|--|---|---|--------------------------------------|--|---|--|--|
| <b>Active</b><br>R2330050<br>Board: V<br>House/Single   | Family   |   |   | 1  | Co<br>New  | IANO STREE<br>quitlam<br>Horizons<br>3B 5T2   | т   |                                      |  | Resi  | dential Detac<br><b>\$948,800</b>                                      | _  |
|   |  |   |   | Me<br>De<br>Lo<br>Flc<br>Re<br>Co<br>If<br>Vie<br>Co             | ld Date:<br>eas. Type:<br>epth / Size:<br>t Area (sq.ft.<br>bod Plain:<br>ar Yard Exp:<br>uncil Apprv?<br>new, GST/HS<br>ew:<br>mplex / Subo | Feet<br>0.00<br>): 4,087.00<br>West<br>:<br>ST inc?:<br>:                                       | Bedroor<br>Bathroo<br>Full Bat<br>Half Bat  | oms:<br>hs:<br>ths:                  | 0.00<br>4<br>3<br>2<br>1                   | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: <b>V</b> | R<br>axes: \$<br>Year: 2<br>Utilities?: N<br>05-285-69:<br>irtual Tour | 979<br>0<br>EES<br>3,513.25<br>018<br>10<br>1<br>URL       |
| onstruction:<br>xterior:<br>oundation:<br>ain Screen:<br>enovations:<br>of Fireplaces<br>replace Fuel:<br>/ater Supply:<br>uel/Heating: | 2 Storey, Split Entr<br>Frame - Wood<br>Mixed, Vinyl<br>Concrete Perimeter<br>Completely<br>2 Natural Gas, Wood<br>City/Municipal<br>Baseboard, Electric<br>Fenced Yard<br>Asphalt | r   | Reno. Y<br>R.I. Plu<br>R.I. Fire                                  | mbing:   |  | Property Disc.: Y<br>PAD Rental:<br>Fixtures Leased: N<br>Fixtures Rmvd: N                      | ; Single, T<br>nsit: 3 BLH<br>reehold No<br>es<br>o :   | (S<br>onStrata                       | <b>Parking</b><br>Dist. to                 | g Access: <b>F</b>  |  |  |
| egal:<br>menities:<br>ite Influences<br>eatures:  | PL NWP54646 LT 1<br>Garden, In Suite La<br>Central Location, P<br>ClthWsh/Dryr/Frdg  | undry,<br>rivate S  | Storage<br>etting, Pr   | ivate Yar  | d, Recreatio   | n Nearby, Shoppi  |   |                                      | or Wdstove                                 | e, Microwa  | ave, Storage   | Shed   |
| Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Above<br>Above<br>Above<br>Main  | Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Bedroom<br>Flex Room<br>Master Bedroom<br>Bedroom<br>Bedroom<br>Foyer  | Dimer<br>17'4 x<br>13'9 x<br>16'2 x<br>10'3 x<br>5'1 x<br>12'1 x<br>10'5 x<br>10'7 x<br>9'5 x | 12'9<br>8'4<br>10'2<br>14'10<br>9'11<br>5'<br>11'9<br>10'5<br>9'4 | Floor<br>Main<br>Main  | Type<br>Storag<br>Storag   | e g   | imensions<br><b>J'1 x 4'1</b><br><b>10 x 4'1</b><br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                                | . т <u>і</u>                               | уре   | Di   | mensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X |
| inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>Infinished Floor<br>irrand Total:                  | Main):         1,127           (Above):         631           (Below):         0           (Basement):         0           (Total):         1,758           pr:         0          | sq. ft.   | # of Roon<br># of Kitch<br># of Level<br>Suite:<br>Crawl/Bsm      | ens: <b>1</b><br>s: <b>2</b><br>nt. Height:<br>asement: <b>0</b> | Beds no  | ot in Basement: <b>4</b>  | Bath           1           2           3           4           5           6           7           8    | Floor<br>Main<br>Above<br>Above      | # of Pieces<br>3<br>2<br>4                 | Ensuite?<br>No<br>Yes<br>No   | Outbui<br>Barn:<br>Workshop/S<br>Pool:<br>Garage Sz:<br>Door Height    | hed:   |
| isting Broker(  | s): Stonehaus Realty   | Corp.   |   |  |  | Ste   | onehaus R   | Realty Co                            | rp.  |   |  |  |
| NEW HORIZO<br>roof, exterior<br>trimmed brig  | DNS area - Family frie<br>r paint, driveway, vin<br>ht west facing yard<br>s College/Skytrain, l   | endly ne<br>nyl wind<br>with ne   | lows, secu<br>w woode   | urity came<br>n fence. 3   | eras, kitchen<br>large storag  | investment (Suit<br>, laminated floor<br>je rooms. Amazin                                       | e potentia<br>s through<br>g locatior   | al w/ sep<br>out & lig<br>n, near Co | arate entry<br>ht fixtures.<br>oquitlam Ri | Gas & wo<br>ver, Town   | od fireplaces<br>Centre Park   | s. Nicely<br>(/Lafarg                                      |

|   |   |  |  |  | RE/MAX<br>Phone:<br>www   | ented by:<br><b>Cvitanov</b><br>Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net  | vic   |                                     |                            | 5   | REMEX<br>Select <sup>1</sup> Realty   |
|---|---|--|--|--|---|---|---|-------------------------------------|----------------------------|---|---|
| Active<br>R2321154<br>Board: V<br>House/Single                        | Family  |  |  | 3143   | Coo<br>New  | HELT DRIV<br>quitlam<br>Horizons<br>BB 5X8  | E   |                                     |                            | Res   | idential Detached<br><b>\$950,000</b> (LP) 😎<br>(SP) M  |
|   |   |  |  | Flood Pl<br>Rear Ya<br>Council<br>If new,<br>View:<br>Complex        | ype:<br>Size:<br>a (sq.ft.<br>lain:<br>rrd Exp:<br>GST/HS<br>GST/HS | T inc?:<br>:<br>liv: New Hor<br>cted: Electricit  | y, Natural  | ns:<br>ns:<br>ns:<br>ns:<br>Gas, Sa | -                          | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: 0<br>Tour: V | Year: 2018<br>Utilities?: No<br>101-953-460<br>Virtual Tour URL<br>m Sewer, Water               |
| uel/Heating:  | Frame - Woo<br>Wood<br>Concrete Per   | rimeter<br>Dal<br>latural Gas  | Reno. Y<br>R.I. Plur<br>R.I. Fire  | nbing:   |   | Total Parking: 2<br>Parking: Garage<br>Dist. to Public Tra<br>Title to Land: 1<br>Property Disc.: Y<br>PAD Rental:<br>Fixtures Leased: 1<br>Fixtures Rmvd: 1<br>Floor Finish: 1 | ansit: 1 Bloc<br>Freehold No<br>Yes<br>No :   | k<br>nStrata                        | Dist. t                    |   | is: <b>3 Blocks</b>   |
| eatures:  | Central Loca<br>CithWsh/Dry   | r/Frdg/Stve/   | Sac, Golf C<br>DW, Drap  | ourse Nearby,<br>es/Window Co  | overings  | tion Nearby, Sho<br>5, Garage Door (  | Opener, Win   | dows -                              |                            |   |   |
| Main<br>Main<br>Main<br>Main<br>Main<br>Below<br>Below<br>Below       | Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Master Bedroo<br>Bedroom<br>Bedroom<br>Other<br>Kitchen | 13'6<br>13'6<br>14'6<br>14'6<br>16'9<br>0m 13'4<br>11'9<br>12'3<br>10'10 | x 13'5<br>x 11'6<br>x 11'6<br>x 9'3<br>x 11'7<br>x 10'<br>x 10'<br>x 10'10 | Floor<br>Below   | Type<br><b>Foyer</b>  |   | Dimensions<br>8'5 x 4'3<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                               | · T                        | уре   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X  |
| Finished Floor (<br>Finished Floor (<br>Finished Floor (              | Above):<br>Below):<br>Basement):  | 1,249<br>0<br>925<br>0<br>2,174 sq. ft.                                  | # of Room<br># of Kitch<br># of Level<br>Suite: <b>Oth</b>                 | ens: <b>2</b><br>s: <b>2</b><br>er<br>t. Height:<br>sement: <b>0</b> |   | t in Basement: <b>3</b>   | Bath<br>1<br>2<br>3<br>4<br>5<br>6  | Floor<br>Main<br>Main<br>Below      | # of Pieces<br>3<br>4<br>3 | Ensuite?<br>Yes<br>No<br>No   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz: <b>23'5 x 10</b><br>Door Height: |
| inished Floor (<br>inished Floor (<br>Infinished Floo<br>Grand Total: | r:  | 0<br>2,174 sq. ft.   | Basement   | rully rinished   | •   |   | 7   |                                     |                            |   |   |

deck. Upgrades on main floor include hardwood floors, low E vinyl windows, covered 29' x 15' entertainment sized deck off of family room for all season use. Lower level has a separate entry, summer kitchen, bedroom and flexibility for potential suite. Very low maintenance yard with new retaining wall and patio bricks. Walking distance to schools, Coquitlam Centre, Town Centre Park, Aquatic Centre, Douglas Collage and Skytrain. Great school catchments with Nestor Elementary, Maple Creek Middle School, Pinetree Secondary. This home is a must see!. View anytime with appointment or at Open House Saturday and Sunday, Junuary 19th and 20th from 1-3 pm.

|  |   | Nikki<br>RE/MA)<br>Phone:<br>WWW  | sented by:<br>Cvitanov<br>K Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net  | ic   |                                     |                          | s  | REFINE<br>elect Realty   |
|--|---|---|---|--|-------------------------------------|--------------------------|--|--|
| Active<br>R2314018   |   |   | SAN STREET  |  |                                     |                          | Resid  | dential Detached   |
| Board: V<br>House/Single Family  |   | Ca  | quitlam<br>ce Horn<br>3K 5C6  |  |                                     |                          |  | \$958,000 (LP)<br>(SP) M   |
|  |   | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft.<br>Flood Plain:<br>Rear Yard Exp:<br>Council Apprv?<br>If new, GST/HS<br>View:<br>Complex / Subo<br>Services Conne | East<br>:<br>5T inc?:<br>Yes: PAN   | Frontage (<br>Bedrooms<br>Bathrooms<br>Full Baths<br>Half Baths<br>ORAMA CIT | :<br>::<br>::                       | 0.00<br>3<br>3<br>3<br>0 | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2017<br>Utilities?: Yes<br>05-655-676                                    |
| tyle of Home: 2 Storey<br>onstruction: Frame - Metal<br>wood<br>oundation: Concrete Peri<br>ain Screen:<br>tenovations:<br>t of Fireplaces: 1<br>ireplace Fuel: Wood<br>Vater Supply: City/Municipa<br>uel/Heating: Forced Air<br>Putdoor Area: Fenced Yard<br>ype of Roof: Asphalt<br>Put Nuvp58008 | <b>meter</b><br>Reno. Y<br>R.I. Plu<br>R.I. Fire  | nbing:<br>places:   | Total Parking: <b>3</b><br>Parking: <b>Add. Pa</b><br>Dist. to Public Tra<br>Title to Land: <b>F</b><br>Property Disc.: <b>Y</b><br>PAD Rental:<br>Fixtures Leased: <b>N</b><br>Fixtures Rmvd: <b>N</b><br>Floor Finish: <b>L</b> | nsit:<br>ireehold Non<br>'es<br>lo :   | Garage; I                           | Double                   | ) Access: <b>F</b>   |  |
| egal: PL NWP58098<br>Amenities: Garden, In Su<br>Site Influences:<br>Seatures:   |   | GROUP 1.  |   |  |                                     |                          |  |  |
| Floor Type<br>Main Kitchen<br>Main Living Room<br>Main Dining Room<br>Main Family Room<br>Above Master Bedroo<br>Above Bedroom<br>Above Bedroom  | Dimensions<br>10'7 x 10'2<br>22'3 x 15'2<br>10'3 x 8'6<br>15' x 11'10<br>m 14'11 x 12'1<br>10'2 x 9'4<br>10'1 x 9'6<br>x<br>x<br>x<br>X                     | Floor Type  | [   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X       | Floor                               | Ту                       | rpe  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                        |
| Finished Floor (Above):<br>Finished Floor (Below):<br>Finished Floor (Basement):<br>Finished Floor (Total):<br>Jnfinished Floor:   | <b>k,132</b> # of Room <b>800</b> # of Kitch <b>0</b> # of Level <b>0</b> Suite: Nor <b>1,932 sq. ft.</b> Crawl/Bsm           Beds in Ba         Beds in Ba | ens: <b>1</b><br>s: <b>2</b><br>ne<br>t. Height:  | ot in Basement: <b>3</b>  | Bath<br>1 A<br>2 A   | Floor # c<br>\bove<br>\bove<br>Main | of Pieces<br>4<br>4<br>4 | Ensuite?<br>Yes<br>No<br>No  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |

Investor Alert! builder Alert! Hold now, build now! 8,075 sq. ft. lot on a panorama 180 Fraser River and City view lot in a fast developing Coquitlam area! Walking distance to public transit, minutes away from Sapperton Skytrain Station, easy access to highway! Convenience but quiet with a view! Cape Horn Elementary School, Inquiry Hub Secondary School close by! 10 minute drive to Lougheed Town Centre! Tenanted property. Nice tenant is willing to stay.

|   | Bedroom         10'           (Main):         1,300           (Above):         760           (Below):         0           (Basement):         0           (Total):         2,060 sq. f   | # of Rooms:1<br># of Kitchens<br># of Levels:<br>Suite: None<br>Crawl/Bsmt. I<br>Beds in Baser<br>Basement: N<br>t. | :: 1<br>2<br>Height:<br>ment: 0 Beds n<br>one                   | ot in Basement: <b>3</b>   | 1<br>2<br>3<br>4<br>5<br>6<br>7<br>8   | Main<br>Above<br>Above | 2<br>4<br>5      | No<br>Yes<br>No                        | Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |
|---|--|---|---|--|--|------------------------|------------------|--|--|
| Main<br>Main<br>Main<br>Above<br>Above<br>Above<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor<br>Grand Total: | Bedroom         10'           (Main):         1,300           (Above):         760           (Below):         0           (Basement):         0           (Total):         2,060 sq. f           or:         0           2,060 sq. f | # of Rooms:1<br># of Kitchens:<br># of Levels:<br>Suite: None<br>ft. Crawl/Bsmt. I<br>Beds in Baser<br>Basement: N  | :: <b>1</b><br>2<br>Height:<br>ment: <b>0</b> Beds n            | ot in Basement: <b>3</b>   | 1<br>2<br>3<br>4<br>5<br>6<br>7  | Above                  | 4                | Yes                                    | Workshop/Shed:<br>Pool:<br>Garage Sz:                          |
| Main<br>Main<br>Main<br>Above<br>Above  |  |   |   |  | Bath   | Floor                  | # of Pieces      | Ensuite?                               | Outbuildings   |
| loor<br>1ain<br>1ain<br>1ain  | Living Room 17'<br>Kitchen 15'<br>Dining Room 12'<br>Family Room 16'<br>Foyer 24'<br>Recreation 18'<br>Laundry 9'<br>Master Bedroom 15'  |   | oor Type<br>bove Stora  |  | Dimensions<br>8'5 x 5'0<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                  |                  | /pe                                    | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X        |
| egal:<br>menities:  | PL NWP62945 LT 10 LD<br>None<br>S: Central Location, Recrea<br>ClthWsh/Dryr/Frdg/Stv   | ation Nearby, S   | hopping Nearby  | ıs, Microwave, Va  | cuum Blt. 1  | [n                     |                  |  |  |
| ain Screen:<br>enovations:<br>of Fireplace<br>replace Fuel:<br>/ater Supply:<br>uel/Heating:  | Completely<br>5: 1<br>Wood<br>City/Municipal<br>Forced Air<br>Fenced Yard, Patio(s)  | Reno. Year<br>R.I. Plumbi<br>R.I. Firepla   | ng: <b>No</b>   | Title to Land:<br>Property Disc.:<br>PAD Rental:<br>Fixtures Leased:<br>Fixtures Rmvd: | Freehold No<br>(es<br>No :   | onStrata               |                  |  | 3. •   |
| yle of Home<br>onstruction:<br>terior:<br>oundation:  | : 2 Storey<br>Frame - Wood<br>Wood<br>Concrete Perimeter   |   |   | Total Parking: 2<br>Parking: <b>Open</b><br>Dist. to Public Tra                        | Covered  | Parking:               |                  | g Access: <b>F</b><br>School Bu        |  |
|   |  |   | View:<br>Complex / Sub<br>Services Conne                        | :<br>odiv:<br>ected: <b>Natural G</b>  | ias, Sanita  | iry Sewo               | er, Storm S      | Sewer, W                               | 'ater  |
|   |  |   | Rear Yard Exp<br>Council Apprvi<br>If new, GST/H                | ?:   |  |                        |                  | P.I.D.: 0                              | Year: 2017<br>Utilities?: No<br>03-216-641<br>irtual Tour URL  |
|   |  |   | Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft<br>Flood Plain: | Feet<br>0<br>:.): 4,327.00<br>No   | Bedroon<br>Bathroo<br>Full Bath<br>Half Bat  | ms:<br>ns:             | 3<br>3<br>2<br>1 | Approx.<br>Age:<br>Zoning:<br>Gross Ta | Year Built: <b>1983</b><br>36<br>RES<br>axes: \$3,600.7        |
| ouse/Single   | e Family   |   |   | /3E 2C6  | Frontage   | e (feet):              | 0.00             | Original                               | (SP) M<br>Price: <b>\$995,000</b>                              |
| <b>ctive</b><br>2306261<br>pard: V  |  |   | Co  | <b>BRIOLA DRIV</b><br>Doquitlam  | /E   |                        |                  | Resi                                   | dential Detached<br><b>\$958,000</b> (LP)                      |
|   |  |   | RE/MA<br>Phone:<br>www  | <b>Cvitanov</b><br>X Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>c@remax.net    | <b>'IC</b>   |                        |                  | s                                      | elect Realty   |
|   |  |   |   | sented by:   | -  |                        |                  |  | DEANN  |

brick wood burning fireplace, great for those winter nights and the large dining rm is ideal for family dinners. This home has been freshly painted with designer colors, real hardwood flooring on both levels included is wainscoting and crown moulding thru-out. The kitchen is brand new with modern white cabinets and S/S appliances, along with a cozy family rm. Off the kitchen is a covered patio, great for BBQ's and entertaining. The windows and hot water tank are all new also. The location is ideal.... walking distance to Skytrain, Coq Ctr, Lafarge Lake, Restaurants, Schools. OPEN HOUSE January 6 Sunday 2:00 - 4:00

|   |  |   |  |   | RE/MAX Se<br>Phone: 77<br>www.ni | ted by:<br>vitanovic<br>elect Realty<br>'8-926-6464<br>kkicvit.ca<br>remax.net | C   |                                |  | s                           | REMAX<br>elect <sup>V</sup> Rea                  | alty  |
|---|--|---|--|---|----------------------------------|--|---|--------------------------------|--|-----------------------------|--|---|
| ctive<br>2329948  |  |   |  | 1018  |                                  | ALE STREE  | т   |                                |  | Resid                       | dential Det                                      |   |
| oard: V   |  |   |  |   | Coqui<br>Ranch                   |  |   |                                |  |                             | \$975,00   | . ,   |
| ouse/Single   | Family   |   |  |   | V3C                              |  |   |                                |  |                             |  | (SP) M  |
| Contes  | NAME OF A  |   |  | Sold Da   | te:                              |  | Frontage  | (feet):                        | 66.00                                    | Original                    | Price: <b>\$97</b>                               | 75,000  |
| S 9920  | A CONSTRUCTION   |   |  | Meas. T   |                                  | Feet   | Bedroom   | IS:                            | 3  | Approx.                     | Year Built:                                      | 1973  |
|   | A BOOM A   |   |  | Depth /   | Size:                            | 122  | Bathroor  | ns:                            | 3  | Age:                        |  | 46  |
|   | N LEWS   |   |  | Lot Are   | a (sq.ft.):                      | 7,920.00   | Full Bath   | s:                             | 3  | Zoning:                     |  | RS1   |
|   |  |   | St b   | Flood P   | lain:                            | No   | Half Bath   | ns:                            | 0  | Gross Ta                    | ixes:  | \$4,501.04  |
|   |  |   |  | Rear Ya   | ard Exp:                         | West   |   |                                |  | For Tax `                   | Year:  | 2018  |
|   |  |   |  | Council   | Apprv?:                          |  |   |                                |  | Tax Inc.                    | Utilities?:                                      | No  |
|   |  |   |  | If new,   | GST/HST                          | inc?:  |   |                                |  | P.I.D.: 0                   | 12-627-4   | 02  |
| and the second  | 1  |   |  |   |                                  |  |   |                                |  | Tour: <b>V</b> i            | irtual Tou                                       | ır URL  |
|   |  | 41  |  | View:   |                                  | Yes: Mount   | taine   |                                |  |                             |  |   |
| Sec. 1  |  |   |  | (COMES-   | x / Subdiv:                      |  |   |                                |  |                             |  |   |
| and the star  |  |   |  |   |                                  |  |   | <b>C C</b>                     |  |                             | . <b>C</b>                                       | W-t   |
| and the   | States -   |   |  | Services  | s connecte                       | ed: Electricity,   | Natural   | Gas, Sa                        | nitary Sev                               | ver, Storn                  | n Sewer,   | water   |
|   |  |   | and a strength of the  |   |                                  |  | <u></u>   |                                | D. L'                                    |                             |  |   |
| yie of Home:  | 2 Storey, Basen<br>Frame - Wood  | nent Entry  |  |   |                                  | otal Parking: <b>3</b><br>arking: <b>Garage; S</b>                             | Covered F   | arking: 1                      | L Parking                                | g Access: F                 | ront   |   |
| terior:   | Stucco, Vinyl  |   |  |   |                                  | arking. Garage, c  | Jingle  |                                |  |                             |  |   |
| undation:   | <b>Concrete Perim</b>  | eter  |  |   |                                  | ist. to Public Trans   |   |                                | Dist. to                                 | School Bus                  | s: <b>8</b>                                      |   |
| ain Screen:   | A d dista  |   | Reno. Ye   |   | Ti                               | tle to Land: Fre   | ehold No  | nStrata                        |  |                             |  |   |
| enovations:<br>of Fireplaces  |  |   | R.I. Plum<br>R.I. Firep  |   | Pr                               | operty Disc.: Yes  |   |                                |  |                             |  |   |
|   | Natural Gas, W   | ood   |  | hacesi  |                                  | AD Rental:   | -   |                                |  |                             |  |   |
|   | City/Municipal   |   |  |   |                                  | xtures Leased: No  | :   |                                |  |                             |  |   |
|   | Forced Air, Nate<br>Patio(s) & Deck  |   |  |   |                                  | xtures Rmvd:<br>oor Finish: <b>Til</b> e                                       | :<br>e, Wall/W  |                                | - d                                      |                             |  |   |
| pe of Roof:   |  |   |  |   |                                  |  | c, waii/w   |                                | eu                                       |                             |  |   |
| •   | PL 2307A LT 12   |   | 373 LD 36.   | GROUP 1.  |                                  |  |   |                                |  |                             |  |   |
| egal:   |  |   |  |   |                                  |  |   |                                |  |                             |  |   |
| -   |  |   |  |   |                                  |  |   |                                |  |                             |  |   |
| menities:<br>te Influences<br>atures:   | : Central Locatio<br>ClthWsh/Dryr/   | Frdg/Stve/  | /DW, Drape   | es/Window Co  | overings, C                      | Garage Door Ope  | ener, Smo   | ke Alarr                       | n, Vaulted                               |                             |  |   |
| nenities:<br>Te Influences<br>atures:   | : Central Locatio<br>ClthWsh/Dryr/<br>Type   | Frdg/Stve/  | DW, Drape  | s/Window Co   | Type                             | Garage Door Ope  | nensions  |                                | n, Vaulted                               | <b>Ceiling, W</b><br>/pe    |  | Dimensions  |
| nenities:<br>Te Influences<br>atures:<br>oor<br>lain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room  | Frdg/Stve/<br>Dime<br>16' 2   | DW, Drape  | es/Window Co<br>Floor<br>Bsmt   | Type<br>Den                      | Garage Door Ope<br>Dir<br>12   | nensions<br>2' x 10'6   | ke Alarr                       | n, Vaulted                               |                             |  | Dimensions<br><b>x</b>  |
| nenities:<br>te Influences<br>atures:<br>oor<br>lain<br>lain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type   | Frdg/Stve/<br>Dime<br>16' 2<br>11'4 2   | <b>/DŴ, Drape</b><br>Insions<br><b>x 14'1</b>  | s/Window Co   | Type                             | Garage Door Ope<br>Dir<br>12<br>11'  | nensions  | ke Alarr                       | n, Vaulted                               |                             |  | Dimensions  |
| nenities:<br>te Influences<br>atures:<br>oor<br>lain<br>lain<br>lain<br>lain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room   | Frdg/Stve/<br>Dime<br>16' 3<br>11'4 3<br>11'5 3<br>11'7 3   | /DŴ, Drape<br>insions<br>x 14'1  <br>x 8'5  <br>x 10'9  <br>x 12'  | es/Window Co<br>Floor<br>Bsmt<br>Bsmt   | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | nensions<br>2' x 10'6<br>6 x 7'6  | ke Alarr                       | n, Vaulted                               |                             |  | Dimensions<br>X<br>X  |
| nenities:<br>te Influences<br>atures:<br>loor<br>lain<br>lain<br>lain<br>lain<br>lain   | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area  | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>12' 5  | /DŴ, Drape<br>insions<br>x 14'1  <br>x 8'5  <br>x 10'9  <br>x 12'<br>x 8'  | es/Window Co<br>Floor<br>Bsmt<br>Bsmt   | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x   | ke Alarr                       | n, Vaulted                               |                             |  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X  |
| nenities:<br>te Influences<br>eatures:<br>loor<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom  | Frdg/Stve/<br>Dime<br>16' 3<br>11'4 3<br>11'5 3<br>11'7 3<br>12' 3<br>12' 3<br>12' 3  | /DŴ, Drape<br>ensions 4<br>x 14'1 4<br>x 8'5 4<br>x 10'9 4<br>x 12'<br>x 8'<br>x 8'<br>x 12'   | es/Window Co<br>Floor<br>Bsmt<br>Bsmt   | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x   | ke Alarr                       | n, Vaulted                               |                             |  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X  |
| nenities:<br>te Influences<br>atures:<br>loor<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain   | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area  | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>12' 5 | /DŴ, Drape<br>ensions 4<br>x 14'1 4<br>x 8'5 4<br>x 10'9 4<br>x 12'<br>x 8'<br>x 8'<br>x 12'   | es/Window Co<br>Floor<br>Bsmt<br>Bsmt   | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x   | ke Alarr                       | n, Vaulted                               |                             |  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X  |
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| nenities:<br>te Influences<br>aatures:<br>loor<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Bedroom<br>Recreation<br>(Main): 1,<br>(Above):                                  | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>12' 5<br>12' 6<br>27'6 5<br>8'6 5<br>9'5 5<br>9'7 5<br>15'1 5<br>597<br>0  | /DW, Drape<br>insions<br>x 14'1<br>x 8'5<br>x 10'9<br>x 12'<br>x 8'<br>x 12'<br>x 5'<br>x 9'4<br>x 8'6<br>x 12'<br># of Rooms<br># of Kitche   | es/Window Co<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt   | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor<br>Main                  | <pre>m, Vaulted T) # of Pieces 5</pre>   | /pe<br>Ensuite?<br>Yes      | Outt<br>Barn:                                    | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>puildings                                 |
| eatures:<br>loor<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Bedroom<br>Recreation<br>(Main): 1,<br>(Above):<br>(Below):                      | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>27'6 5<br>8'6 5<br>9'5 5<br>9'7 5<br>9'7 5<br>15'1 5<br>597<br>0<br>0  | /DW, Drape   | es/Window Co<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>S:13<br>ns: 1<br>: 2                                 | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                          | m, Vaulted<br>Ty<br># of Pieces          | pe<br>Ensuite?              | Outt<br>Barn:<br>Workshop,                       | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x   |
| menities:<br>te Influences<br>eatures:<br>loor<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain<br>fain  | : Central Locatio<br>ClthWsh/Dryr/<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom<br>Bedroom<br>Bedroom<br>Recreation<br>(Main): 1,<br>(Above):<br>(Basement):                                     | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>12' 5<br>27'6 5<br>8'6 5<br>9'5 5<br>9'7 5<br>15'1 5<br>597<br>0   | /DW, Drape   | es/Window Co<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>S:13<br>ns: 1<br>: 2<br>e                            | Type<br>Den<br>Laundry           | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor<br>Floor<br>Main<br>Main | <pre>m, Vaulted T) # of Pieces 5 4</pre> | pe<br>Ensuite?<br>Yes<br>No | Outt<br>Barn:<br>Workshop,<br>Pool:              | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                     |
| nenities:<br>te Influences<br>eatures:<br>loor<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>smt<br>nished Floor<br>nished Floor<br>nished Floor | : Central Locatio<br>ClthWsh/Dryr//<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Bedroom<br>Recreation<br>(Main): 1,<br>(Above):<br>(Basement): (<br>(Total): 2, | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>12' 5<br>27'6 5<br>8'6 5<br>9'5 5<br>9'5 5<br>9'7 5<br>15'1 5<br>597<br>0<br>0<br>753<br>350 sq. ft.   | /DW, Draped<br>insions<br>x 14'1<br>x 8'5<br>x 10'9<br>x 12'<br>x 8'<br>x 12'<br>x 5'<br>x 9'4<br>x 8'6<br>x 12'<br># of Rooms<br># of Kitche<br># of Kitche<br># of Kitche<br># of Kitche<br>Kitche<br># of Kitche<br># of Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche | es/Window Co<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>S:13<br>Ins: 1<br>: 2<br>e<br>: Height:<br>cement: 0 | Type<br>Den<br>Laundry<br>Foyer  | Garage Door Ope<br>Dir<br>12<br>11'  | ener, Smo<br>mensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                               | Floor<br>Floor<br>Main<br>Main | <pre>m, Vaulted T) # of Pieces 5 4</pre> | pe<br>Ensuite?<br>Yes<br>No | Outt<br>Barn:<br>Workshop,                       | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                     |
| menities:<br>te Influences<br>eatures:<br>loor<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain<br>Aain  | : Central Locatio<br>ClthWsh/Dryr//<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Bedroom<br>Recreation<br>(Main): 1,<br>(Above):<br>(Basement): (<br>Total): 2,  | Frdg/Stve/<br>Dime<br>16' 3<br>11'4 3<br>11'5 3<br>11'7 3<br>12' 3<br>27'6 3<br>8'6 3<br>9'5 3<br>9'7 3<br>27'6 3<br>8'6 3<br>9'5 3<br>9'7 3<br>15'1 3<br>597<br>0<br>0<br>753<br>350 sq. ft.<br>0  | /DW, Drape<br>msions<br>x 14'1<br>x 8'5<br>x 10'9<br>x 12'<br>x 8'<br>x 12'<br>x 5'<br>x 9'4<br>x 8'6<br>x 12'<br># of Rooms<br># of Kitche<br># of Ki   | es/Window Co<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>S:13<br>Ins: 1<br>: 2<br>e<br>: Height:<br>cement: 0 | Type<br>Den<br>Laundry<br>Foyer  | Garage Door Ope<br>Dir<br>12<br>11'<br>7'                                      | ener, Smo<br>nensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                               | Floor<br>Floor<br>Main<br>Main | <pre>m, Vaulted T) # of Pieces 5 4</pre> | pe<br>Ensuite?<br>Yes<br>No | Outt<br>Barn:<br>Workshop,<br>Pool:<br>Garage Sz | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>buildings<br>/Shed: <b>17'8</b><br>: |
| nenities:<br>Te Influences<br>atures:<br>oor<br>lain<br>lain<br>lain<br>lain<br>lain<br>lain<br>smt<br>mished Floor<br>nished Floor<br>nished Floor           | : Central Locatio<br>ClthWsh/Dryr//<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Family Room<br>Eating Area<br>Master Bedroom<br>Walk-In Closet<br>Bedroom<br>Bedroom<br>Recreation<br>(Main): 1,<br>(Above):<br>(Basement): (<br>Total): 2,  | Frdg/Stve/<br>Dime<br>16' 5<br>11'4 5<br>11'5 5<br>11'7 5<br>12' 5<br>27'6 5<br>8'6 5<br>9'5 5<br>9'5 5<br>9'7 5<br>15'1 5<br>597<br>0<br>0<br>753<br>350 sq. ft.   | /DW, Draped<br>insions<br>x 14'1<br>x 8'5<br>x 10'9<br>x 12'<br>x 8'<br>x 12'<br>x 5'<br>x 9'4<br>x 8'6<br>x 12'<br># of Rooms<br># of Kitche<br># of Kitche<br># of Kitche<br># of Kitche<br>Kitche<br># of Kitche<br># of Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche<br>Kitche | es/Window Co<br>Floor<br>Bsmt<br>Bsmt<br>Bsmt<br>Bsmt<br>S:13<br>Ins: 1<br>: 2<br>e<br>: Height:<br>cement: 0 | Type<br>Den<br>Laundry<br>Foyer  | Garage Door Ope<br>Dir<br>12<br>11'<br>7'                                      | ener, Smo<br>mensions<br>2' x 10'6<br>6 x 7'6<br>8 x 6'7<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                               | Floor<br>Floor<br>Main<br>Main | <pre>m, Vaulted T) # of Pieces 5 4</pre> | pe<br>Ensuite?<br>Yes<br>No | Outt<br>Barn:<br>Workshop,<br>Pool:<br>Garage Sz | Dimensions<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                     |

Detached home priced Under a Million! Build some sweat equity and live in desirable Ranch Park. Great sized family home with addition on main adding vaulted family room, eating area, 5 pc. ensuite bathroom, walk in closet and doubling the size of master bedroom. Hardwood floors, gas fireplace in living room and some double glazed windows for upgrades. Great school catchment area with Ranch Park Elementary, Hillcrest Middle and sought after Dr. Charles Best Secondary. Only a short walk to bus loop, WC Express, the numerous shops and services of Coquitlam Centre, and Sky Train's Evergreen Extension! With some TLC, this will be your perfect family home! Showings with appointment or at Open House January 13th from 1-3 pm.

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|--|---|--|---|--|--|---------------------------------|---|---|--|--|--|
| Active<br>R2304786<br>Joard: V<br>Jouse/Single Family  |   | 3007 REECE AVENUE<br>Coquitlam<br>Meadow Brook<br>V3C 2L1            |   |  |  |                                 | Residential Detached<br><b>\$995,000</b> (LP)<br>(SP) M |   |  |  |  |
|  |   | Depth<br>Lot Ar<br>Flood<br>Rear<br>Cound<br>If nev<br>View:<br>Comp | Type: Fee<br>/ Size:<br>rea (sq.ft.): 9,2<br>Plain: No<br>Yard Exp:<br>cil Apprv?:<br>v, GST/HST inc? | 55.00<br>?:<br>:   | Frontage<br>Bedroon<br>Bathroon<br>Full Bath<br>Half Bath  | ns:<br>ms:<br>ns:<br>hs:        | 0.00<br>4<br>3<br>2<br>1                                | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc. | +-/  |  |  |
| tyle of Home: 2 Storey<br>onstruction: Frame - Wood<br>Xterior: Mixed, Stucco<br>oundation: Concrete Slab<br>ain Screen:<br>enovations: of Fireplaces: 1<br>ireplace Fuel: Wood<br>/ater Supply: City/Municipa<br>Baseboard, Ni<br>Putdoor Area: Fenced Yard,<br>ype of Roof: Asphalt<br>egal: PL NWP60643 | )<br>Reno. Y<br>R.I. Plu<br>R.I. Fire<br>al<br>atural Gas   | mbing:<br>places:  | Parkir<br>Dist. t<br>Title t<br>Prope<br>PAD F<br>Fixtur<br>Fixtur                                    | Parking: <b>4</b><br>Ig: <b>Open</b><br>To Public Trans<br>to Land: <b>Fre</b><br>rty Disc.: <b>Ye</b><br>Rental:<br>es Leased: <b>No</b><br>es Rmvd:<br>Finish: <b>Mi</b> | eehold No<br>s   | 2                               | -   | ) Access: <b>F</b>  |  |  |  |
| menities:<br>ite Influences: <b>Central Locat</b> i<br>eatures: <b>ClthWsh/Dry</b>   | ion, Cul-de-Sac, Privat<br>r/Frdg/Stve/DW   | e Setting, Pr  | ivate Yard, Rec   | reation Near   | by, Shop   | ping Nea                        | ırby  |   |  |  |  |
| Floor Type<br>Main Living Room<br>Main Dining Room<br>Main Kitchen<br>Main Family Room<br>Main Bedroom<br>Main Foyer<br>Main Laundry<br>Main Storage<br>Above Master Bedroo<br>Above Bedroom   | Dimensions<br>12'7 x 17'8<br>9'8 x 10'<br>8'8 x 10'<br>12'3 x 23'<br>10'10 x 10'4<br>6'7 x 17'5<br>7' x 10'10<br>10'7 x 5'5<br>sm 11'3 x 13'<br>11'3 x 11'9 | Floor<br>Above<br>Above<br>Above                                     | Type<br>Bedroom<br>Den<br>Storage   | 11'<br>11'   | mensions<br>(8 x 9'7<br>(8 x 6')<br>(6 x 5'1<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                           | Ту  | /pe   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                             |  |  |
|  | 1,380         # of Roor           890         # of Kitch           0         # of Leve           0         Suite:   | ens: <b>1</b>  | Beds not in Ba  | comont: 4  | Bath<br>1<br>2<br>3<br>4<br>5  | Floor<br>Main<br>Above<br>Above | # of Pieces 2 3 4                                       | Ensuite?<br>No<br>Yes<br>No                                   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |  |  |

Rarely available home in the heart of Coquitlam! Located in a quiet & well established neighbourhood, this gorgeous home has been updated over the years from hardwood floors to decks & fencing outside for year round enjoyment. Great floorplan! The house features open concept kitchen with granite countertop, large covered patio & 2 spacious sheds on the property, and a beautiful garden in the rear. Conveniently located close to skytrain, Coquitlam Centre Mall, Highway & schools. This affordable family home has been well kept and is the perfect place to raise your family or invest! Open house: Sat Oct 13, 11 am - 12:30 pm

|   |  |   |   | N   | RE/MAX<br>Phone:<br>www   | ented by:<br>Cvitanov<br>Select Realty<br>778-926-6464<br>.nikkicvit.ca<br>@remax.net | vic   |                                |                      | s  | REMEX<br>elect <sup>V</sup> Realty   |
|---|--|---|---|---|---|---|---|--------------------------------|----------------------|--|--|
| Active<br>R2329317<br>Board: V<br>House/Single  | Family   |   |   | 1310 9  | Co<br>Rive  | HNESSY ST<br>quitlam<br>r Springs<br>BE 2K8   | REET  |                                |                      | Resid  | dential Detached<br><b>\$998,800</b> (LP)<br>(SP) M                            |
|   |  |   |   | Depth<br>Lot Ai<br>Flood<br>Rear<br>Count<br>If nev<br>View:<br>Comp  | . Type:<br>n / Size:<br>rea (sq.ft.<br>Plain:<br>Yard Exp:<br>cil Apprv?<br>w, GST/HS | :<br>5T inc?:<br><b>No :</b>  | Bedroo<br>Bathroo<br>Full Bat<br>Half Ba  | oms:<br>hs:<br>ths:            | 41.00<br>3<br>2<br>1 | Approx. Age:<br>Zoning:<br>Gross Ta<br>For Tax Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | /ear: 2018<br>Utilities?: No<br>04-545-800                                     |
| uel/Heating:<br>utdoor Area:<br>ype of Roof:<br>egal:<br>menities:<br>ite Influences                  | Frame - Wood<br>Vinyl<br>Concrete Perim<br>:: 1<br>Wood<br>City/Municipal<br>Natural Gas<br>Balcony(s), Fen<br>Asphalt<br>PL NWP72265 I                    | iced Yard, F<br>LT 26 LD 36<br>n, Recreatio | SEC 13 T  | nbing:<br>places:<br>WP 39.   |   |   | rt; Single<br><sup>ransit:</sup><br>Freehold N<br>Yes   |                                | Dist. to             | ) Access: Fi   |  |
| eatures:<br>Floor<br>Main<br>Main<br>Main<br>Main<br>Main<br>Below<br>Below<br>Below                  | ClthWsh/Dryr/I<br>Type<br>Living Room<br>Dining Room<br>Kitchen<br>Eating Area<br>Master Bedroom<br>Bedroom<br>Bedroom<br>Foyer<br>Recreation<br>Flex Room | Dimer<br>14'1 x<br>9'5 x<br>9'4 x<br>8'5 x  | nsions<br>(11'6<br>(7'9<br>(8'2<br>(5'10<br>(8'7<br>(10'4<br>(8'11<br>(8'6<br>(13'6               | Floor<br>Below<br>Below   | Type<br>Den<br>Laundi   |   | Dimensions<br>13'2 x 9'2<br>10'6 x 7'3<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                          | Ту                   | 'pe  | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                        |
| inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>inished Floor<br>Infinished Floor | (Above):<br>(Below):<br>(Basement):<br>(Total): <b>2,</b><br>pr:   | 0   | # of Room<br># of Kitch<br># of Level<br>Suite: <b>Nor</b><br>Crawl/Bsm<br>Beds in Ba<br>Basement | ens: <b>1</b><br>s: <b>2</b><br>ne<br>nt. Height:<br>sement: <b>0</b> | Beds no   | ot in Basement: <b>3</b>  | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7   | Floor<br>Main<br>Main<br>Below | # of Pieces 4 2 3    | Ensuite?<br>No<br>Yes<br>No  | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |
| rand Total:   | 2,   | 088 sq. ft.                                 |   |   |   |   | 8   |                                |                      |  |  |

Perfect home for families in a great location, with 3 good sized bedrooms up on the main floor. Spacious kitchen with eating area, dining room and living room with access to the large deck across the front of the home. New hardwood flooring, freshly painted, new kitchen appliances & the washer & dryer replaced in 2018. Double pane windows and roof replaced in 2017. Down you have a bright recreation room and flex area with access to the patio and den/office that could be used as an additional bedroom. Very easy to add a mortgage helper. Private fenced back yard. Close to Coquitlam River, Elementary School, Crystal Falls trail and shopping.

|  |  | Ni   | RE/MAX<br>Phone:<br>www  | sented by:<br><b>Cvitanovi</b><br>< Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>:@remax.net   | ic   |                                 |                          | s  | elect <sup>V</sup> Realty  |
|--|--|--|--|--|--|---------------------------------|--------------------------|--|--|
| <b>Active</b><br><b>R2319741</b><br>Board: V<br>House/Single Family  |  | 408  | Co<br>Coqu   | HURST PLAC<br>quitlam<br>itlam East<br>3K 5T8  | E  |                                 |                          | Resi   | dential Detached<br><b>\$999,000</b> (LP)<br>(SP) M                            |
|  |  | Depth<br>Lot Ar<br>Flood<br>Rear V<br>Counc<br>If new<br>View:<br>Compl  | Date:<br>Type:<br>/ Size:<br>ea (sq.ft.<br>Plain:<br>/ard Exp:<br>il Apprv?<br>u, GST/HS | Feet<br>0.00<br>.): 9,452.00<br>North<br>:<br>ST inc?:<br>:  | -  | ns:<br>ns:<br>ns:<br>ns:        | 0.00<br>5<br>3<br>2<br>1 | Approx.<br>Age:<br>Zoning:<br>Gross Ta<br>For Tax<br>Tax Inc.<br>P.I.D.: <b>0</b><br>Tour: | Year: 2017<br>Utilities?: No<br>05-876-249                                     |
| Style of Home:       4 Level Split         Construction:       Frame - Wood         Exterior:       Wood         Foundation:       Concrete Perime         Rain Screen:       Concrete Perime         Renovations:       #         # of Fireplaces:       1         Fireplace Fuel:       Natural Gas         Water Supply:       City/Municipal         Fuel/Heating:       Forced Air, Nature         Dutdoor Area:       Fenced Yard         Type of Roof:       Wood | Reno. \<br>R.I. Plu<br>R.I. Fire   | mbing:<br>eplaces:   |  | Total Parking: 6<br>Parking: Garage;<br>Dist. to Public Tran<br>Title to Land: Fr<br>Property Disc.: Ye<br>PAD Rental:<br>Fixtures Leased: Ne<br>Fixtures Rmvd: Ne<br>Floor Finish: Ha | nsit:<br><b>:eehold No</b><br>es<br>o :  | nStrata                         | -                        | Access: <b>F</b>   |  |
| Legal:     PL NWP45066 L1       Amenities:     None       Site Influences:     Central Location,       Features:     ClthWsh/Dryr/Fi   | Cul-de-Sac   | . GROUP 1.   |  |  |  |                                 |                          |  |  |
| Floor Type<br>Above Living Room<br>Above Dining Room<br>Above Kitchen<br>Above Family Room<br>Above Eating Area<br>Above Master Bedroom<br>Above Bedroom<br>Above Bedroom<br>Bsmt Recreation<br>Bsmt Bedroom   | Dimensions<br>17'4 x 0'<br>11'7 x 9'9<br>10'3 x 9'<br>17'4 x 15'5<br>11'7 x 7'3<br>13'3 x 12'<br>11'7 x 12'<br>11'7 x 12'<br>24' x 12'<br>12' x 13'      | Floor<br>Bsmt<br>Bsmt  | Type<br>Bedroo<br>Kitche   | om 1   | imensions<br>.3' x 11'<br>.2' x 10'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x | Floor                           | Ту                       | ре   | Dimensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X                   |
| Finished Floor (Main):       1,3         Finished Floor (Above):       6         Finished Floor (Below):       6         Finished Floor (Basement):       6         Finished Floor (Total):       2,6         Jnfinished Floor:       6  | 72         # of Roor           50         # of Kitch           0         # of Leve           56         Suite: No           58 sq. ft.         Crawl/Bsr | iens: <b>2</b><br>ls: <b>3</b><br>ne<br>nt. Height:<br>asement: <b>2</b> | Beds no  | ot in Basement: <b>3</b>   | Bath<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8   | Floor<br>Main<br>Above<br>Above | # of Pieces 2 4 4 4      | Ensuite?<br>No<br>No<br>No   | Outbuildings<br>Barn:<br>Workshop/Shed:<br>Pool:<br>Garage Sz:<br>Door Height: |
| isting Broker(s): <b>RE/MAX All Poi</b>  | nts Realty   |  |  |  |  |                                 |                          |  |  |

Located on a quiet cul-de-sac in desirable Dartmoor Heights. A total of 5 bedrooms & 3 bathrooms (could be 5th bedroom). Family room off the kitchen. Recreation room and den in the basement plus bonus of 650 sq ft of storage. Level fenced backyard with covered patio area. Just over 3300 sq ft of space including the storage room in the basement. Basement is suited with it's own side entrance and separate laundry. Double car garage and room for extra parking including a boat or RV. View to the southeast of the Port Mann Bridge and Mt Baker. Walking distance to RC Macdonald Elementary school K to grade 5. Great school catchment area.2 minute drive to Austin station mall with Save-On-Foods & Starbucks. Great access for Hwy 1 and Lougheed Hwy.

|  |  | Nikki<br>RE/MAX<br>Phone:<br>WWW   | sented by:<br><b>Cvitanovi</b><br>X Select Realty<br>778-926-6464<br>v.nikkicvit.ca<br>:@remax.net  | с   |  |                  | S  | REMEX<br>elect <sup>1</sup> Rea                                   | lty  |
|--|--|--|---|---|--|------------------|--|---|--|
| Active<br>R2295773<br>Board: V<br>House/Single Family  |  | Co<br>Mai  | MAS AVENUE<br>oquitlam<br>illardville<br>3K 2L5   | •   |  |                  | Resid  | lential Deta<br><b>\$999,900</b>                                  |  |
| tyle of Home: 2 Storey, Ra   | ncher/Bungalow w/B   | Sold Date:<br>Meas. Type:<br>Depth / Size:<br>Lot Area (sq.ft<br>Flood Plain:<br>Rear Yard Exp:<br>Council Apprv?<br>If new, GST/HS<br>View:<br>Complex / Sub-<br>Services Conne | Feet .): 6,614.00 ST inc?: Yes: Frase div: ected: Electricity, Total Parking:   | Natural Covered F   | ıs:<br>ns:<br>s:<br>ns:<br>Port Mar<br>Gas, Sa | 3<br>1<br>1<br>0 | Approx. N<br>Age:<br>Zoning:<br>Gross Ta:<br>For Tax N<br>Tax Inc.<br>P.I.D.: 00<br>Tour:<br>er, Storm | <br>xes: !<br>/ear: :<br>Utilities?:  <br>09-740-83               | 9,900<br>L954<br>54<br>RS-1<br>\$4,381.52<br>2018<br>No<br>0 |
| onstruction: Other<br>xterior: Other<br>oundation: Other<br>ain Screen:<br>enovations:<br>of Fireplaces: O<br>ireplace Fuel:<br>vater Supply: City/Municip<br>uel/Heating: Natural Gas<br>butdoor Area: Balcony(s)<br>ype of Roof: Other | R.I. P<br>R.I. F   | Year:<br>lumbing:<br>ireplaces:  | Parking: <b>Carport;</b><br>Dist. to Public Trans<br>Title to Land: <b>Fre</b><br>Property Disc.: <b>No</b><br>PAD Rental:<br>Fixtures Leased: <b>No</b><br>Fixtures Rmvd:<br>Floor Finish: | sit:<br>eehold No   | nStrata  | Dist. to         | School Bus   | ::  |  |
| egal: PL NWP1279<br>menities:<br>ite Influences:<br>eatures:   | 96 LT 14 DL 46 LD 36   |  |   |   |  |                  |  |   |  |
| Floor Type<br>Main Bedroom<br>Main Bedroom<br>Below Bedroom  | Dimensions<br>14' x 14'<br>12' x 12'<br>15' x 15'<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x<br>x                                       | Floor Type   | Dir   | mensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X | Floor  | Ту               | pe   | C   | imensions<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X<br>X  |
| inished Floor (Main):<br>inished Floor (Above):<br>inished Floor (Below):<br>inished Floor (Basement):<br>inished Floor (Total):   | 896         # of Ro           0         # of Kit           0         # of Lev           0         Suite:           896 sq. ft.         Crawl/B | chens: <b>0</b><br>vels: <b>2</b><br>smt. Height:  | ot in Basement: <b>3</b>  | Bath<br>1<br>2<br>3<br>4<br>5   | Floor<br>Main                                  | # of Pieces<br>3 | Ensuite?<br>No   | Outbu<br>Barn:<br>Workshop/S<br>Pool:<br>Garage Sz:<br>Door Heigh |  |

Build your dream home on this CORNER VIEW lot. 6,614 sq ft, RS-1 zoned in very convenient, super central location. Zoning allows CARRIAGE HOUSE (Please verify with City). Easy access to Hwy 1, Port Mann Bridge, Lougheed Hwy, and a quick bus ride or walk to Braid Skytrain. Close to all amenities: IKEA, Superstore, Silver City Theaters, Austin St & North Road shopping & restaurants, plus more. Walk to Mackin Park and Place des Arts. Excellent opportunity! Value mainly in land. Building sold as is.