



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
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nikkic@remax.net



Active
R2331283
Board: V
House/Single Family

3022 FIRBROOK PLACE

Coquitlam
Meadow Brook
V3C 4B3

Residential Detached

\$755,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$755,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1978**
Depth / Size: Bathrooms: **2** Age: **41**
Lot Area (sq.ft.): **3,000.00** Full Baths: **2** Zoning: **STD**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,499.90**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-928-732**
Tour:

View: **:**
Complex / Subdiv: **Non Strata**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2016**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Dining Room Chandelier**
Floor Finish: **Hardwood, Tile**

Legal: **PL NWP47827 LT 198 DL 378 LD 36. GROUP 1.**

Amenities: **Green House**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 12'			x			x
Main	Dining Room	14'1 x 8'9			x			x
Main	Kitchen	10'5 x 7'6			x			x
Main	Eating Area	8'11 x 7'2			x			x
Main	Foyer	10'5 x 5'			x			x
Above	Master Bedroom	13'11 x 10'3			x			x
Above	Bedroom	11'2 x 8'11			x			x
Above	Bedroom	9'8 x 9'			x			x
Main	Patio	30'5 x 11'			x			
		x			x			
Finished Floor (Main):	765	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 19'11x19'1 Door Height:	
Finished Floor (Above):	580	# of Kitchens: 1	1	Above	4	No		
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No		
Finished Floor (Basement):	0	Suite:	3					
Finished Floor (Total):	1,345 sq. ft.	Crawl/Bsmt. Height:	4					
		Beds in Basement: 0	5					
Unfinished Floor:	9	Basement: None	6					
Grand Total:	1,354 sq. ft.		7					
			8					

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

AFFORDABLE single family 2 storey home with 3 BDRs and 2 Full BHRs, in central area of Coquitlam. No strata fee. Close to Evergreen SKYTRAIN, 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.



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Active
R2328751
Board: V
House/Single Family

842 GREENE STREET

Coquitlam
Meadow Brook
V3C 2C1

Residential Detached

\$759,000 (LP)

(SP)



Sold Date:	Frontage (feet):	30.00	Original Price: \$759,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1975
Depth / Size:	Bathrooms:	2	Age: 43
Lot Area (sq.ft.): 3,000.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,489.88
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-238-181
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP47625 LT 167 DL 378 LD 36.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 12'11			x			x
Main	Dining Room	9' x 7'			x			x
Main	Kitchen	15'8 x 9'2			x			x
Above	Master Bedroom	12' x 13'			x			x
Above	Bedroom	10'6 x 11'11			x			x
Above	Bedroom	9'6 x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	577	# of Rooms:	6	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	552	# of Kitchens:	1	1		Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	1,129 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Unfinished Floor:	0	Basement: Crawl		6					
Grand Total:	1,129 sq. ft.			7					
				8					

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

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.



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Active
R2319988
Board: V
House/Single Family

1885 BEEDIE PLACE

Coquitlam
River Springs
V3E 1J6

Residential Detached

\$799,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$799,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
Depth / Size: **0.00** Bathrooms: **2** Age: **38**
Lot Area (sq.ft.): **4,367.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,105.81**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-630-423**
Tour: **Virtual Tour URL**

View: **Yes: CUL-DE-SAC**
Complex / Subdiv: **RIVER SPRINGS**
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem, RV Parking Avail.**

Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWS939 LT 104 LD 36 TWP 39. SECTION 12&13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, Garden, Playground, Pool; Outdoor, Tennis Court(s)**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 7'7	Below	Foyer	6'7 x 6'4			x
Main	Dining Room	11'11 x 10'8	Main	Walk-In Closet	5'11 x 5'			x
Main	Living Room	20'2 x 11'8			x			x
Main	Bedroom	9'6 x 9'1			x			x
Main	Bedroom	13'3 x 8'11			x			x
Main	Master Bedroom	14'11 x 10'			x			x
Below	Recreation	31'5 x 13'1			x			x
Below	Bedroom	10'4 x 10'1			x			x
Below	Laundry	7'4 x 8'11			x			
Below	Storage	6'7 x 4'7			x			

Finished Floor (Main): **1,160**
Finished Floor (Above): **0**
Finished Floor (Below): **863**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,023 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,023 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

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.



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Active
R2315584

Board: V
House/Single Family

2966 FLEMING AVENUE

Coquitlam
Meadow Brook
V3C 4S3

Residential Detached

\$828,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$884,800
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1980
Depth / Size:	Bathrooms:	2	Age: 39
Lot Area (sq.ft.): 6,075.00	Full Baths:	2	Zoning: RS 3
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,563.78
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 002-472-554
			Tour: Virtual Tour URL

View: :
Complex / Subdiv: **MEADOWBROOK**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: Chandelier/light switch plate in bdrm, Curtains in dining**
Floor Finish: **Laminate, Tile**

Legal: **PL NWP52324 LT 197 DL 381 LD 36. GROUP 1.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	13'5 x 11'4			x			x
Main	Kitchen	14'1 x 11'5			x			x
Main	Living Room	13'5 x 13'3			x			x
Main	Laundry	5'5 x 5'			x			x
Main	Foyer	13'5 x 6'			x			x
Above	Master Bedroom	14'1 x 11'5			x			x
Above	Bedroom	11'6 x 8'1			x			x
Above	Bedroom	11'4 x 7'11			x			x
Above	Flex Room	13'5 x 6'4			x			
		x			x			

Finished Floor (Main):	850	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	655	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,505 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Crawl		6				
Grand Total:	1,505 sq. ft.			7				
				8				

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.



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Active
R2302604
Board: V
House/Single Family

1865 BRUNETTE AVENUE

Coquitlam
Cape Horn
V3K 1H5

Residential Detached

\$828,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$839,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1946**
Depth / Size: Bathrooms: **2** Age: **73**
Lot Area (sq.ft.): **6,333.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,351.40**
Rear Yard Exp: **North** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-565-398**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Metal**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front, Lane**
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **PL NWP86976 LT 1 DL 64 LD 36.**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 12'6			x			x
Main	Dining Room	10'6 x 12'6			x			x
Main	Kitchen	14'0 x 10'0			x			x
Main	Master Bedroom	11'0 x 8'0			x			x
Main	Bedroom	11'0 x 8'0			x			x
Above	Family Room	18'0 x 9'0			x			x
Above	Bar Room	12'0 x 5'0			x			x
Above	Bedroom	15'0 x 8'6			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,048**
Finished Floor (Above): **640**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,688 sq. ft.**
Unfinished Floor: **395**
Grand Total: **2,083 sq. ft.**

of Rooms: **8**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full, Separate Entry, Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	3	Yes
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

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!



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Active
R2326818
Board: V
House/Single Family

219 LEBLEU STREET

Coquitlam
Maillardville
V3K 4L7

Residential Detached

\$838,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$838,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1940
Depth / Size: 0.00	Bathrooms:	1	Age: 78
Lot Area (sq.ft.): 5,974.00	Full Baths:	1	Zoning: RT1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,727.04
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-982-208
			Tour:
View:	Yes: MOUNTAINS		
Complex / Subdiv:			
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP4371 LT 7 DL 45 LD 36.**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'4 x 9'3			x			x
Main	Kitchen	11'8 x 11'7			x			x
Main	Dining Room	11'8 x 8'1			x			x
Main	Master Bedroom	10'9 x 7'4			x			x
Below	Bedroom	11'7 x 11'5			x			x
Below	Recreation	21'4 x 9'10			x			x
Above	Loft	9'2 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 865	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 142	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 506	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,513 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Unfinished Floor: 359	Basement: Full, Partly Finished	6				
Grand Total: 1,872 sq. ft.		7				
		8				

Listing Broker(s): **RE/MAX All Points Realty**

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.



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Active
R2305444
Board: V
House/Single Family

1902 LODGE DRIVE
Coquitlam
River Springs
V3E 1C4

Residential Detached
\$845,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$888,888
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1980
Depth / Size:	Bathrooms: 2	Age: 38
Lot Area (sq.ft.): 5,037.00	Full Baths: 2	Zoning: SFD
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,897.47
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-629-549
		Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: 1 Storey	Total Parking: 4	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Mixed			
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: Freehold Strata		
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: 1	PAD Rental:		
Fireplace Fuel: Natural Gas	Fixtures Leased: No		
Water Supply: City/Municipal	Fixtures Rmvd: :		
Fuel/Heating: Baseboard, Forced Air, Natural Gas	Floor Finish: Laminate, Wall/Wall/Mixed		
Outdoor Area: None			
Type of Roof: Asphalt			

Legal: **PL NWS939 LT 18 LD 36 TWP 39. SECTION 12&13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Assisted Living, Club House, Independent living, Playground, Pool; Outdoor**

Site Influences: **Private Yard, Recreation Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 13'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	14' x 10'			x			x
Main	Master Bedroom	15' x 13'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,320	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,320 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: Crawl	6				
Grand Total: 1,320 sq. ft.	Beds not in Basement: 3	7				
		8				

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

Fantastic Location & one of the big lots in the area. Nothing to do, Move right in! This beautifully renovate home in the family friendly River Springs has 3 bdrms & 2 baths! Fresh paint & Spacious & Bright living room w/ gas fireplace has number of skylight. Entertainer's kitchen that leads you to the open area for BBQs & entertaining. All bdrms are good sizes & all bathrooms were updated this year! very well kept landscaping. Fenced private & sunny backyard, close walk to school! Family oriented community has swimming pool, tennis courts, recreation center, party room & more. Driveway equipped with CCTV monitoring & security system. OPEN HOUSE SAT, DEC 8, 2-4, PLEASURE TO SHOW!!!



Presented by:
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Active
R2306749

Board: V
House/Single Family

311 3000 RIVERBEND DRIVE

Coquitlam
Coquitlam East
V3C 6R1

Residential Detached

\$848,800 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$848,800
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2003
Depth / Size:	Bathrooms:	4	Age: 15
Lot Area (sq.ft.): 1,873.00	Full Baths:	3	Zoning: RES
Flood Plain:	Half Baths:	1	Gross Taxes: \$2,817.73
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 025-601-148
			Tour: Virtual Tour URL
View:	No :		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double, Other, Visitor Parking**
Dist. to Public Transit: **Close** Dist. to School Bus: **5 mins**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Chandelier in Dining Room**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL BCS136 LT 41 DL 378 LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 14'0	Below	Recreation	11'1 x 16'11			x
Main	Dining Room	7'0 x 12'1	Below	Laundry	10'3 x 7'3			x
Main	Kitchen	7'7 x 11'3			x			x
Main	Eating Area	11'4 x 12'1			x			x
Main	Family Room	11'1 x 12'1			x			x
Above	Master Bedroom	16'2 x 16'3			x			x
Above	Walk-In Closet	8'1 x 11'6			x			x
Above	Bedroom	8'11 x 11'6			x			x
Above	Bedroom	11'9 x 11'9			x			
Below	Bedroom	10'11 x 9'7			x			

Finished Floor (Main): **862**
Finished Floor (Above): **862**
Finished Floor (Below): **604**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,328 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,328 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4	Below	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Century 21 In Town Realty**

Wow! Gorgeous and affordable detached home in a safe, family friendly central Coquitlam location! Over 2,300 square feet on 3 levels, 4 bedrooms, 4 baths, double car garage, 2 decks, low maintenance fenced yard, plenty of room for expanding families and possibility for nanny suite and/or home business. Schedule your private viewing today!



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Active
R2300043

Board: V
House/Single Family

2027 SHAUGHNESSY PLACE

Coquitlam
River Springs
V3E 2J1

Residential Detached

\$849,999 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$935,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1985
Depth / Size:	Bathrooms:	2	Age: 34
Lot Area (sq.ft.): 6,931.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,339.95
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-636-162
			Tour:

View: :
Complex / Subdiv: **RIVER SPRINGS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2014**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **10** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Garage; Double, Open, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWS939 LT 466 LD 36 TWP 39. SECTION 12&13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7' x 10'			x			x
Main	Living Room	12'10 x 16'4			x			x
Main	Dining Room	9'9 x 11'5			x			x
Main	Family Room	12' x 15'			x			x
Main	Den	6' x 7'			x			x
Main	Foyer	6' x 11'			x			x
Main	Master Bedroom	12'6 x 13'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Laundry	6' x 9'			x			
Finished Floor (Main):	1,680	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:	
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3				Pool:	
Finished Floor (Total):	1,680 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20X20	
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:	
Grand Total:	1,680 sq. ft.	Basement: Crawl	6					
		Beds not in Basement: 3	7					
			8					

Listing Broker(s): **Argus Estates (1983) Ltd.**

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.



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Active
R2325302
Board: V
House/Single Family

402 3000 RIVERBEND DRIVE

Coquitlam
Coquitlam East
V3C 6R1

Residential Detached
\$858,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$858,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2010**
Depth / Size: **0** Bathrooms: **3** Age: **9**
Lot Area (sq.ft.): **2,680.00** Full Baths: **3** Zoning: **SFD**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,091.88**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-441-454**
Tour:
View: **Yes: MOUNTAINS**
Complex / Subdiv: **RIVERBEND**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **PL BCS136 LT 90 DL 378 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'0 x 4'0	Below	Kitchen	11'3 x 8'9			x
Main	Living Room	21'6 x 11'10	Below	Living Room	19'3 x 12'11			x
Main	Kitchen	7'10 x 11'4	Below	Bedroom	11'10 x 13'0			x
Main	Dining Room	10'10 x 8'0	Below	Laundry	8'3 x 6'6			x
Main	Den	5'4 x 7'11	Below	Storage	6'9 x 3'7			x
Main	Bedroom	10'4 x 8'10	Below	Storage	9'4 x 3'2			x
Main	Bedroom	10'3 x 9'0			x			x
Main	Master Bedroom	12'11 x 12'7			x			x
Main	Walk-In Closet	4'11 x 5'5			x			
Below	Dining Room	11'6 x 8'0			x			
Finished Floor (Main):		1,354	# of Rooms: 16		Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):		0	# of Kitchens: 2		1	Main	4	Yes
Finished Floor (Below):		950	# of Levels: 2		2	Main	4	No
Finished Floor (Basement):		0	Suite: Unauthorized Suite		3	Below	4	No
Finished Floor (Total):		2,304 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:		0	Beds in Basement: 0 Beds not in Basement: 4		5			
Grand Total:		2,304 sq. ft.	Basement: Fully Finished		6			
					7			
					8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **21'5 X 18'7**
Door Height:

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

YOU CANT HELP BUT FALL IN LOVE. This is one of the most desirable plans in the small craftsman community. This fabulous 2300 SF home is primarily situated in the development. The main floor features vaulted ceilings, an abundance of windows for natural light, Berber carpet & open LR/DR. This wonderful family home offers generous sized bedrooms and large master w/ ensuite. Enjoy the full w/o basement with 1 bed INLAW accommodations w/separate entry, full bath, and large LR! Own a beautiful home in a great neighborhood close to nature trails, all levels of schools, Coquitlam Centre, W/C Express & more! Open House Sat Jan 19, 2-4 pm.



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Active
R2310759
Board: V
House/Single Family

234 ALLARD STREET

Coquitlam
Maillardville
V3K 4L1

Residential Detached

\$859,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$899,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1946
Depth / Size:	Bathrooms:	1	Age: 73
Lot Area (sq.ft.): 5,800.00	Full Baths:	1	Zoning: RT1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,899.50
Rear Yard Exp: Southwest			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-279-061
			Tour:
View:	Yes: Fraser River		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**
Parking: **Add. Parking Avail., Open**
Dist. to Public Transit: **0.5 Blk** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP2726 LT 18 BLK 86 DL 45 LD 36.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'			x			x
Main	Dining Room	10' x 7'10			x			x
Main	Kitchen	11'8 x 9'6			x			x
Main	Bedroom	11'10 x 9'			x			x
Above	Master Bedroom	21' x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	624	# of Rooms:	5	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	210	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	3		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4				Pool:
Finished Floor (Total):	834 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	834	Beds in Basement: 0	Beds not in Basement: 2		6				Door Height:
Grand Total:	1,668 sq. ft.	Basement: Part			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.



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Active
R2319610

Board: V
House/Single Family

1988 ELIZABETH DRIVE

Coquitlam
River Springs
V3E 1X8

Residential Detached

\$866,666 (LP)

(SP)



Sold Date:	Frontage (feet):	47.00	Original Price: \$886,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1981
Depth / Size: 86	Bathrooms:	3	Age: 38
Lot Area (sq.ft.): 4,060.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,242.00
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-634-399
			Tour: Virtual Tour URL

View:	No :
Complex / Subdiv:	Riversprings
Services Connected:	Community, Natural Gas

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2014**
R.I. Plumbing:
R.I. Fireplaces: **1**

Total Parking: **3** Covered Parking: Parking Access: **Front**
Parking: **Other**

Dist. to Public Transit:
Title to Land: **Freehold Strata**

Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **PL NWS939 LT 322 LD 36 TWP 39. SECTION 12&13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Club House, Playground, Recreation Center, Tennis Court(s)**

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'4			x			x
Main	Kitchen	15'7' x 10'7'			x			x
Main	Dining Room	12'4 x 11'8'			x			x
Main	Family Room	17'9' x 13'5			x			x
Main	Foyer	5'3' x 5'5			x			x
Main	Bedroom	19'9' x 14'6'			x			x
Above	Master Bedroom	15'2' x 11'4'			x			x
Above	Bedroom	10' x 10'2'			x			x
Above	Bedroom	10'1' x 10'2'			x			x
		x			x			

Finished Floor (Main): **1,363**
Finished Floor (Above): **692**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,055 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,055 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Part**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Little Oak Realty**

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



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Active
R2301431
Board: V
House/Single Family

1261 OXBOW WAY

Coquitlam
River Springs
V3E 1V7

Residential Detached

\$868,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$868,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1981
Depth / Size:	Bathrooms:	3	Age: 37
Lot Area (sq.ft.): 4,141.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,201.81
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 001-633-091
			Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Aluminum, Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWS939 LT 277 LD 36 TWP 39. SECTION 12&13, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **Garden, Recreation Center, Tennis Court(s)**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 11'10			x			x
Main	Dining Room	12'6 x 11'			x			x
Main	Family Room	12'6 x 13'			x			x
Main	Kitchen	12'6 x 14'			x			x
Main	Laundry	11' x 4'			x			x
Above	Master Bedroom	12'6 x 14'			x			x
Above	Bedroom	9'10 x 9'			x			x
Above	Bedroom	9'10 x 9'			x			x
		x			x			
		x			x			

Finished Floor (Main):	970	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	620	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	5	No	Pool:
Finished Floor (Total):	1,590 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: None		6				
Grand Total:	1,590 sq. ft.			7				
				8				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

Spacious, detached 3 bedroom home in the beautiful River Springs community. Completely renovated in 2013 including new roof, windows, newer appliances, kitchen. Just 1 block from Coquitlam River Elementary school and 2 blocks away from the swimming pool & tennis courts for the enjoyment of the River Springs residents only. Close to Coquitlam River, Crystal Trails and shopping.



Presented by:
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Active
R2332065
Board: V
House/Single Family

124 3000 RIVERBEND DRIVE

Coquitlam
Coquitlam East
V3C 6R1

Residential Detached
\$869,000 (LP)
(SP)



Sold Date: Frontage (feet): **36.00** Original Price: **\$869,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2007**
Depth / Size: **68** Bathrooms: **3** Age: **12**
Lot Area (sq.ft.): **2,454.00** Full Baths: **3** Zoning: **RS5**
Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$2,991.71**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-912-402**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open, Visitor Parking**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**

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

Legal: **PL BCS136 LT 50 DL 378 LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'3	Bsmt	Flex Room	13'8 x 11'6			x
Main	Dining Room	12' x 6'9	Bsmt	Solarium	12'3 x 6'10			x
Main	Kitchen	19'3 x 12'			x			x
Main	Solarium	11'10 x 7'1			x			x
Main	Master Bedroom	13' x 12'1			x			x
Main	Bedroom	12' x 9'7			x			x
Main	Bedroom	12'3 x 11'11			x			x
Bsmt	Recreation	13' x 12'3			x			x
Bsmt	Bedroom	15'2 x 12'11			x			
Bsmt	Bedroom	12'4 x 11'6			x			

Finished Floor (Main): **1,377**
Finished Floor (Above): **0**
Finished Floor (Below): **1,019**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,396 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,396 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Fully Finished, Part, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3	Below	4	Yes
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

RE/MAX Sabre Realty Group

Welcome to Riverbend; a quiet, safe enclave tucked away in East Coquitlam. This bright home, over two levels, has many recent updates to enjoy. Huge kitchen renovated with custom cabinetry, quartz counters, subway tile, eating area, stainless steel appliances and all with access to the enclosed sun room. Living room with gas fireplace & vaulted ceilings. New flooring; tile & Ash engineered hardwood & new blinds throughout the home. 3 bedrooms are up; master with updated 4 piece ensuite. Down enjoys recreation room, another large bedroom with ensuite, den/office that could be the 5th bedroom and laundry. Close to the walking trails along the Coquitlam River, restaurants and shopping. 2 enclosed sun rooms, A/C, patio, planter boxes & shed. Open House Sat. Jan 19th, 2-4pm



Presented by:
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Active
R2329973
Board: V
House/Single Family

224 3000 RIVERBEND DRIVE

Coquitlam
Coquitlam East
V3C 6R1

Residential Detached

\$869,880 (LP)

(SP)



Sold Date:	Frontage (feet):	1.00	Original Price: \$869,880
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2006
Depth / Size: 1	Bathrooms:	3	Age: 13
Lot Area (sq.ft.): 2,357.00	Full Baths:	2	Zoning: RS-5
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,040.06
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 026-441-683
			Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Add. Parking Avail., DetachedGrge/Carport, Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL BCS136 LT 113 DL 378 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Living Room	16' x 12'			x			x
Below	Dining Room	10'10 x 7'6			x			x
Below	Kitchen	10' x 7'6			x			x
Below	Eating Area	11'7 x 8'5			x			x
Below	Family Room	12'5 x 11'5			x			x
Main	Master Bedroom	14'4 x 12'7			x			x
Main	Bedroom	9'9 x 9'6			x			x
Main	Bedroom	9'6 x 9'2			x			x
Above	Bedroom	21'10 x 19'4			x			x
		x			x			

Finished Floor (Main): 772	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 512	# of Kitchens: 1	1	Below	2	No	Barn:
Finished Floor (Below): 799	# of Levels: 3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Main	4	Yes	Pool:
Finished Floor (Total): 2,083 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 2,083 sq. ft.		7				
		8				

Listing Broker(s): **RE/MAX Central**

Great Location in Coquitlam! Renovated, 4th bedroom is in attic and is HUGE!! Great appliances, built-in vacuum, close to shopping, loughheed highway, schools, transit and all amenities. **Corner Property Very well maintained **Townhouse Price for a House!!** Great property to Live in Or Rent out! 2 car detached garage and lots of visitor parking! **Lots of updates including paint, appliances, flooring and much more. This truly is the Best of Both Worlds** Private Quiet Location. Act now**



Presented by:
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Active
R2309193

Board: V
House/Single Family

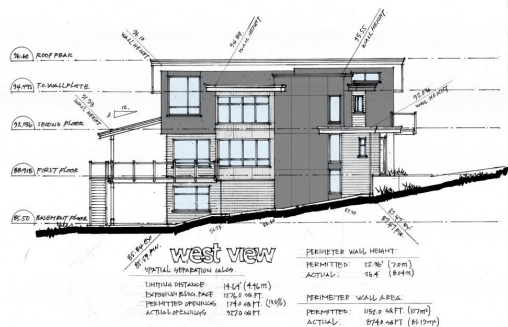
1596 HAMMOND AVENUE

Coquitlam
Central Coquitlam
V0V 0V0

Residential Detached

\$875,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$875,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2019**
Depth / Size: **177** Bathrooms: **4** Age: **0**
Lot Area (sq.ft.): **8,804.00** Full Baths: **3** Zoning: **RS1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,500.00**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **030-468-124**
Tour:

View: **Yes: SOUTH FACING**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s) & Deck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Garage; Double**

Dist. to Public Transit: **2** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

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

Legal: **LT 1 DL 110 GRP 1 NEW WESTMINSTER DISTRICT PL EPP 71821**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Lane Access, Private Setting, Private Yard**
Features: **Clothes Dryer, Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Fireplace Insert, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Media Room	19' x 10'	Above	Bedroom	12' x 11'			x
Main	Bedroom	10' x 11'	Above	Laundry	8' x 10'			x
Main	Games Room	10' x 19'			x			x
Main	Kitchen	10' x 12'			x			x
Main	Living Room	16' x 16'			x			x
Main	Foyer	8' x 8'			x			x
Main	Dining Room	15' x 16'			x			x
Above	Master Bedroom	16' x 14'			x			x
Above	Walk-In Closet	5'6 x 9'			x			
Above	Bedroom	12' x 11'			x			

Finished Floor (Main): **1,254**
Finished Floor (Above): **1,214**
Finished Floor (Below): **1,254**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,722 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,722 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Bsmt	3	No
2	Main	2	No
3	Above	4	Yes
4	Above	3	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **18X19'6**
Door Height: **10**

Listing Broker(s): **Lee & Associates Vancouver**

Team 3000 Realty Ltd.

Newly subdivided 8804 sq ft lot in SW Coquitlam. Plans in place for a 3700 sq ft. Custom two level home with basement. Located at the end of cul-de-sac and next to Macdonald Creek which offers excellent private park like settings. *Price does not include construction costs.



Presented by:
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Active
R2331046

Board: V
House/Single Family

346 3000 RIVERBEND DRIVE

Coquitlam
Coquitlam East
V3C 6R1

Residential Detached

\$888,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$888,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2005**
Depth / Size: Bathrooms: **3** Age: **14**
Lot Area (sq.ft.): **3,723.00** Full Baths: **3** Zoning: **SF**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,409.63**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **026-441-837**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL BCS136 LT 128 DL 378 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry, Playground**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Sprinkler - Fire, Storage Shed, Vaulted**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'1 x 13'	Below	Laundry	7' x 9'			x
Main	Living Room	11'3 x 12'	Below	Playroom	19'4 x 12'10			x
Main	Nook	8'3 x 8'	Below	Family Room	7'6 x 8'6			x
Main	Kitchen	7'11 x 10'2			x			x
Main	Family Room	10'10 x 9'10			x			x
Main	Master Bedroom	12'10 x 12'7			x			x
Main	Bedroom	10'4 x 8'8			x			x
Main	Bedroom	10'4 x 9'			x			x
Main	Walk-In Closet	5' x 5'3			x			
Below	Bedroom	12'3 x 10'9			x			

Finished Floor (Main):	1,359	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	918	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total):	2,277 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	2,277 sq. ft.	Basement: Fully Finished, Separate Entry	6				
			7				
			8				

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

Welcome to River Bend! Corner Lot, Private, 2 built in decks, one covered by a Gazebo plus a great sized patio off the kitchen, newer laminate flooring 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



Presented by:
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Active
R2321331
Board: V
House/Single Family

3033 SPURAWAY AVENUE

Coquitlam
Ranch Park
V3C 2E4

Residential Detached

\$939,900 (LP)

(SP)



Sold Date: Frontage (feet): **87.00** Original Price: **\$939,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**
Depth / Size: Bathrooms: **3** Age: **51**
Lot Area (sq.ft.): **11,620.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,861.96**
Rear Yard Exp: **East** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-113-983**
Tour:
View: **No :**
Complex / Subdiv: **RANCH PARK+**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Electric, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Dist. to Public Transit: **0** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWP15657 LT 17 BLK 1 DL 374 LD 36. EXCEPT PLAN S&E PL 59578.**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - RI, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	9'4 x 7'2	Bsmt	Solarium	30'10 x 7'6			x
Main	Kitchen	12'2 x 10'1	Bsmt	Storage	16'4 x 6'7			x
Main	Living Room	14'3 x 13'1			x			x
Main	Dining Room	10'6 x 8'7			x			x
Main	Master Bedroom	11'5 x 11'2			x			x
Main	Bedroom	11'1 x 10'1			x			x
Main	Bedroom	10'1 x 8'6			x			x
Bsmt	Recreation	20'6 x 8'9			x			x
Bsmt	Recreation	24'1 x 14'1			x			
Bsmt	Laundry	14'1 x 12'			x			

Finished Floor (Main):	1,160	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	860	Suite:	None	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,020 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	300	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,320 sq. ft.	Basement:	Partly Finished	6				
				7				
				8				

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

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!



Presented by:
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Active
R2330050
Board: V
House/Single Family

1214 GALIANO STREET

Coquitlam
New Horizons
V3B 5T2

Residential Detached

\$948,800 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$948,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1979**
Depth / Size: **0.00** Bathrooms: **3** Age: **40**
Lot Area (sq.ft.): **4,087.00** Full Baths: **2** Zoning: **RES**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,513.25**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-285-691**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Tandem Parking**
Dist. to Public Transit: **3 BLKS** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **PL NWP54646 LT 115 LD 36 SEC 11 TWP 39. PART NE 1/4.**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Free Stand F/P or Wdstove, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 12'9	Main	Storage	9'1 x 4'1			x
Main	Dining Room	17'4 x 8'4	Main	Storage	8'10 x 4'1			x
Main	Kitchen	13'9 x 10'2			x			x
Main	Family Room	16'2 x 14'10			x			x
Main	Bedroom	10'3 x 9'11			x			x
Main	Flex Room	5'1 x 5'			x			x
Above	Master Bedroom	12'1 x 11'9			x			x
Above	Bedroom	10'5 x 10'5			x			x
Above	Bedroom	10'7 x 9'4			x			
Main	Foyer	9'5 x 5'3			x			
Finished Floor (Main):	1,127	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:	
Finished Floor (Above):	631	# of Kitchens: 1	1	Main	3	No		
Finished Floor (Below):	0	# of Levels: 2	2	Above	2	Yes		
Finished Floor (Basement):	0	Suite:	3	Above	4	No		
Finished Floor (Total):	1,758 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	0	Beds in Basement: 0	5					
Grand Total:	1,758 sq. ft.	Basement: None	6					
		Beds not in Basement: 4	7					
			8					

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

NEW HORIZONS area - Family friendly neighborhood! Move-in ready or investment (Suite potential w/ separate entry). Recent renovations include: roof, exterior paint, driveway, vinyl windows, security cameras, kitchen, laminated floors throughout & light fixtures. Gas & wood fireplaces. Nicely trimmed bright west facing yard with new wooden fence. 3 large storage rooms. Amazing location, near Coquitlam River, Town Centre Park/Lafarge Lake, Douglas College/Skytrain, Pinetree Secondary, Nestor Elementary & Coquitlam Centre Mall. OPEN HOUSES, SAT JAN 19 & SUN JAN 20, 2-4PM!



Presented by:
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Active
R2321154
Board: V
House/Single Family

3143 SECHLT DRIVE
Coquitlam
New Horizons
V3B 5X8

Residential Detached
\$950,000 (LP)
(SP)



Sold Date: Frontage (feet): **43.60** Original Price: **\$950,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**
Depth / Size: **100** Bathrooms: **3** Age: **39**
Lot Area (sq.ft.): **4,359.00** Full Baths: **3** Zoning: **RS-4**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,509.80**
Rear Yard Exp: **North** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **001-953-460**
Tour: **Virtual Tour URL**

View: **:**
Complex / Subdiv: **New Horizons**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **PL NWP56775 LT 115 LD 36 SEC 11 TWP 39.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 11'6	Below	Foyer	8'5 x 4'3			x
Main	Dining Room	13'6 x 8'6			x			x
Main	Kitchen	14'6 x 13'5			x			x
Main	Family Room	16'9 x 11'6			x			x
Main	Master Bedroom	13'4 x 11'6			x			x
Main	Bedroom	11'9 x 9'3			x			x
Below	Recreation	12'3 x 11'7			x			x
Below	Bedroom	10'10 x 10'0			x			x
Below	Other	13' x 10'10			x			
Below	Kitchen	11'7 x 10'0			x			

Finished Floor (Main):	1,249	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	Yes	Barn:
Finished Floor (Below):	925	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Below	3	No	Pool:
Finished Floor (Total):	2,174 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 23'5 x 10'1
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,174 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Great New Horizons home in an excellent family friendly neighbourhood. Open floor plan with lots of natural light and master bedroom with its own 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, January 19th and 20th from 1-3 pm.



Presented by:
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Active
R2314018
Board: V
House/Single Family

145 LOGAN STREET

Coquitlam
Cape Horn
V3K 5C6

Residential Detached

\$958,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$958,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1980
Depth / Size:	Bathrooms:	3	Age: 38
Lot Area (sq.ft.): 8,075.00	Full Baths:	3	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,870.00
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 005-655-676
			Tour:

View: **Yes: PANORAMA CITY**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Metal**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **PL NWP58098 LT 195 DL 64 LD 36. GROUP 1.**

Amenities: **Garden, In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'7 x 10'2			x			x
Main	Living Room	22'3 x 15'2			x			x
Main	Dining Room	10'3 x 8'6			x			x
Main	Family Room	15' x 11'10			x			x
Above	Master Bedroom	14'11 x 12'1			x			x
Above	Bedroom	10'2 x 9'4			x			x
Above	Bedroom	10'1 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,132	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	800	# of Kitchens: 1	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Main	4	No	Pool:
Finished Floor (Total):	1,932 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl, Full	6				
Grand Total:	1,932 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Royal Pacific Realty (Kingsway) Ltd.**

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.



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Active
R2306261
Board: V
House/Single Family

1449 GABRIOLA DRIVE
Coquitlam
New Horizons
V3E 2C6

Residential Detached
\$958,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$995,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
Depth / Size: **0** Bathrooms: **3** Age: **36**
Lot Area (sq.ft.): **4,327.00** Full Baths: **2** Zoning: **RES**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,600.71**
Rear Yard Exp: **North** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-216-641**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **2** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **PL NWP62945 LT 10 LD 36 SEC 11 TWP 39.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 13'5	Above	Storage	8'5 x 5'0			x
Main	Kitchen	15'0 x 10'0			x			x
Main	Dining Room	12'0 x 9'0			x			x
Main	Family Room	16'0 x 12'0			x			x
Main	Foyer	24'0 x 4'5			x			x
Main	Recreation	18'0 x 12'5			x			x
Main	Laundry	9'5 x 9'0			x			x
Above	Master Bedroom	15'0 x 13'5			x			x
Above	Bedroom	10'5 x 9'0			x			
Above	Bedroom	10'0 x 9'5			x			

Finished Floor (Main): **1,300**
Finished Floor (Above): **760**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,060 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,060 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	5	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Welcome to this PERFECT updated 2-Level family home in New Horizons. As you enter into the Foyer, the open concept living rm, with beautiful red 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



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Active
R2329948

Board: V
House/Single Family

1018 PALMDALE STREET

Coquitlam
Ranch Park
V3C 3R4

Residential Detached

\$975,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$975,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Depth / Size: **122** Bathrooms: **3** Age: **46**
Lot Area (sq.ft.): **7,920.00** Full Baths: **3** Zoning: **RS1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,501.04**
Rear Yard Exp: **West** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-627-402**
Tour: **Virtual Tour URL**

View: **Yes: Mountains**
Complex / Subdiv: **Ranch Park**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Addition**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Fibreglass, Torch-On**

Reno. Year: **1995**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Dist. to Public Transit: **1** Dist. to School Bus: **8**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **PL 2307A LT 12 BLK 4 DL 373 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Vaulted Ceiling, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'1	Bsmt	Den	12' x 10'6			x
Main	Dining Room	11'4 x 8'5	Bsmt	Laundry	11'6 x 7'6			x
Main	Kitchen	11'5 x 10'9	Bsmt	Foyer	7'8 x 6'7			x
Main	Family Room	11'7 x 12'						x
Main	Eating Area	12' x 8'						x
Main	Master Bedroom	27'6 x 12'						x
Main	Walk-In Closet	8'6 x 5'						x
Main	Bedroom	9'5 x 9'4						x
Main	Bedroom	9'7 x 8'6						x
Bsmt	Recreation	15'1 x 12'						x
Finished Floor (Main):	1,597	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	Yes	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed: 17'8 X	
Finished Floor (Basement):	753	Suite: None	3	Bsmt	3	No	Pool:	
Finished Floor (Total):	2,350 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:	
Grand Total:	2,350 sq. ft.	Basement: Part	6					
		Beds not in Basement: 3	7					
			8					

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

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
R2304786

Board: V
House/Single Family

3007 REECE AVENUE

Coquitlam
Meadow Brook
V3C 2L1

Residential Detached

\$995,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$995,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1982
Depth / Size:	Bathrooms:	3	Age: 36
Lot Area (sq.ft.): 9,255.00	Full Baths:	2	Zoning: RS-3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,811.23
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-959-115
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL NWP60641 LT 233 DL 381 LD 36**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 17'8	Above	Bedroom	11'8 x 9'7			x
Main	Dining Room	9'8 x 10'	Above	Den	11'8 x 6'			x
Main	Kitchen	8'8 x 10'	Above	Storage	6'6 x 5'1			x
Main	Family Room	12'3 x 23'			x			x
Main	Bedroom	10'10 x 10'4			x			x
Main	Foyer	6'7 x 17'5			x			x
Main	Laundry	7' x 10'10			x			x
Main	Storage	10'7 x 5'5			x			x
Above	Master Bedroom	11'3 x 13'			x			
Above	Bedroom	11'3 x 11'9			x			

Finished Floor (Main): **1,380**
Finished Floor (Above): **890**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,270 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,270 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	3	Yes
3	Above	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royal Pacific Tri-Cities Realty**

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



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Active
R2329317
Board: V
House/Single Family

1310 SHAUGHNESSY STREET

Coquitlam
River Springs
V3E 2K8

Residential Detached

\$998,800 (LP)

(SP)



Sold Date: Frontage (feet): **41.00** Original Price: **\$998,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1987**
Depth / Size: Bathrooms: **3** Age: **32**
Lot Area (sq.ft.): **4,018.00** Full Baths: **2** Zoning: **RS-4**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,388.92**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-545-800**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **PL NWP72265 LT 26 LD 36 SEC 13 TWP 39.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 11'6	Below	Den	13'2 x 9'2			x
Main	Dining Room	9'5 x 7'9	Below	Laundry	10'6 x 7'3			x
Main	Kitchen	9'4 x 8'2			x			x
Main	Eating Area	8'5 x 5'10			x			x
Main	Master Bedroom	13'1 x 8'7			x			x
Main	Bedroom	12'7 x 10'4			x			x
Main	Bedroom	12'7 x 8'11			x			x
Below	Foyer	9'5 x 8'6			x			x
Below	Recreation	17'9 x 13'6			x			
Below	Flex Room	12'2 x 10'1			x			

Finished Floor (Main):	1,138	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	950	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Below	3	No	Pool:
Finished Floor (Total):	2,088 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,088 sq. ft.	Basement: Part		6				
				7				
				8				

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

RE/MAX Sabre Realty Group

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.



Presented by:
Nikki Cvitanovic

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Active
R2319741
Board: V
House/Single Family

408 FERNHURST PLACE

Coquitlam
Coquitlam East
V3K 5T8

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 0.00	Bathrooms:	3	Age: 43
Lot Area (sq.ft.): 9,452.00	Full Baths:	2	Zoning: RS 1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,594.25
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-876-249
			Tour:

View: :
Complex / Subdiv: **Dartmoor Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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

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

Legal: **PL NWP45066 LT 304 DL 113 LD 36. GROUP 1.**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'4 x 0'	Bsmt	Bedroom	13' x 11'			x
Above	Dining Room	11'7 x 9'9	Bsmt	Kitchen	12' x 10'			x
Above	Kitchen	10'3 x 9'			x			x
Above	Family Room	17'4 x 15'5			x			x
Above	Eating Area	11'7 x 7'3			x			x
Above	Master Bedroom	13'3 x 12'			x			x
Above	Bedroom	11'7 x 12'			x			x
Above	Bedroom	11' x 9'4			x			x
Bsmt	Recreation	24' x 12'			x			
Bsmt	Bedroom	12' x 13'			x			

Finished Floor (Main):	1,372	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	660	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	656	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,688 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	656	Basement: Full	6				
Grand Total:	3,344 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **RE/MAX All Points 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.



Presented by:
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Active
R2295773
Board: V
House/Single Family

1312 THOMAS AVENUE

Coquitlam
Maillardville
V3K 2L5

Residential Detached

\$999,900 (LP)

(SP)



Sold Date:	Frontage (feet):	1,765.0	Original Price: \$999,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1954
Depth / Size:	Bathrooms:	1	Age: 64
Lot Area (sq.ft.): 6,614.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,381.52
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-740-830
			Tour:

View: **Yes: Fraser River, Port Mann Bridge**

Complex / Subdiv:

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

Style of Home: **2 Storey, Rancher/Bungalow w/Bsmt.**

Construction: **Other**

Exterior: **Other**

Foundation: **Other**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**

Fuel/Heating: **Natural Gas**

Outdoor Area: **Balcony(s)**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: Covered Parking:

Parking: **Carport; Single**

Parking Access:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish:

Legal: **PL NWP12796 LT 14 DL 46 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	14' x 14'			x			x
Main	Bedroom	12' x 12'			x			x
Below	Bedroom	15' x 15'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	896	# of Rooms:	3	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	0		2							Barn:
Finished Floor (Below):	0	# of Levels:	2		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	896 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	869	Beds in Basement: 0	Beds not in Basement: 3		6							Door Height:
Grand Total:	1,765 sq. ft.	Basement: Partly Finished			7							
					8							

Listing Broker(s): **Maple Leaf 1st Realty Ltd.**

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.