



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2117462**  
Board: V  
House/Single Family

**854 WESTWOOD STREET**

Coquitlam  
Meadow Brook  
V3C 3L2

Residential Detached

**\$648,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$648,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>2</b>	Age: <b>66</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,935.50</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>000-608-157</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected: <b>Electricity</b>			

Style of Home: **Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
Parking: **Carport; Multiple**  
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 2695A LT 43 BLK 9 DL 378 LD 36**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 12'6			x			x
Main	Recreation	18' x 15'			x			x
Main	Kitchen	15' x 13'			x			x
Main	Master Bedroom	14' x 11'6			x			x
Main	Bedroom	14' x 8'6			x			x
Main	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,468</b>	# of Rooms:	<b>6</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,468 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,468 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Multiple Realty Ltd.**

**One of the most affordable detached homes in Coquitlam. The value is there on a great home for a first time buyer or young family or even for investment. At this price it is an excellent holding property. Homes at this price are rare to find. Home has newer roof and flooring as well as updated windows. Close to all forms of transportation including the new evergreen line that is opening soon. Now is the time to act.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2111777**  
Board: V  
House/Single Family

**1952 FLYNN CRESCENT**

Coquitlam  
River Springs  
V3E 1W3

Residential Detached

**\$725,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$725,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size:	Bathrooms: <b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>4,116.00</b>	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,998.49</b>
Rear Yard Exp: <b>South</b>		For Tax Year: <b>2016</b>
Approval Req?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-632-574</b>
		Tour:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# 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: **2014**  
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 Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Laminate**

Legal: **PL NWS939 LT 251 LD 36 TWP 39**

Amenities: **Pool; Outdoor, Recreation Center, Tennis Court(s)**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'0 x 13'0			x			x
Main	Living Room	19'0 x 12'0			x			x
Main	Dining Room	12'0 x 9'0			x			x
Main	Family Room	14'0 x 13'0			x			x
Main	Laundry	9'0 x 5'0			x			x
Above	Master Bedroom	15'0 x 12'0			x			x
Above	Bedroom	12'0 x 9'0			x			x
Above	Bedroom	10'0 x 9'0			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>945</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>635</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,580 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>1,580 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
		8				

Listing Broker(s): **Team 3000 Realty Ltd.**

**Highly sought after River Springs! Attractive 3 bedroom 2 1/2 bathroom home located 1 block away from elementary school, rec centre and transit. Recent updates include but not limited to new roof, newer windows, new paint, laminate and hardwood flooring through-out, new power room and laundry, covered patio, interior and exterior LED lighting. Gegerous fully fenced backyard. This is a bare land strata ( only \$95/month) with lots of amenities: rec center, outdoor swimming pool, RV parking and tennis court. You will fall in love with this community!**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2103065**  
Board: V  
House/Single Family

**1245 OXBOW WAY**

Coquitlam  
River Springs  
V3E 1N1

Residential Detached

**\$768,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$768,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>4,110.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS5</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,963.91</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-632-566</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **Cistern**  
Fuel/Heating: **Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2010**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**

Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus: **6**

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

Legal: **PL NWS939 LT 250 LD 36 TWP 39**

Amenities: **Day Care Centre, Playground, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Tennis Court(s)**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'3			x			x
Main	Dining Room	12' x 12'			x			x
Main	Kitchen	13' x 12'5			x			x
Main	Family Room	13' x 18'5			x			x
Main	Eating Area	10' x 12'5			x			x
Main	Laundry	8' x 7'			x			x
Main	Master Bedroom	12'8 x 13'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 8'			x			x
		x			x			

Finished Floor (Main): **795**  
Finished Floor (Above): **1,015**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,810 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,810 sq. ft.**

# of Rooms: **9**  
# 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	Yes
2	Above	3	Yes
3	Above	3	Yes
4			
5			
6			
7			
8			

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

Listing Broker(s): **Interlink Realty**

**River Springs - a quiet/peaceful neighborhood/community. Corner unit. Beautifully floor planned house: Ground floor has spacious living room/dining room, family room, kitchen with eating area, a half bathroom and laundry room. Second floor has three bedrooms and two full bathrooms. All high quality laminate flooring. Fence is 1 year new. 2 years' new water tank (40 gallons), roof is 2 years new. Close to schools, parks, Coquitlam downtown etc. Recreation centre has outdoor swimming pool, tennis court, party room, and more. Open house on Oct. 22, 2 to 4 pm.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2116382**

Board: V  
House/Single Family

**1101 HANSARD CRESCENT**

Coquitlam  
Ranch Park  
V3C 4W2

Residential Detached

**\$798,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>44.00</b>	Original Price: <b>\$798,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1983</b>
Depth / Size: <b>96</b>	Bathrooms:	<b>2</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>4,571.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,195.98</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-689-961</b>
			Tour:

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

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

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

Total Parking: **2** 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: **No** :  
Floor Finish:

Legal: **PL NWP61166 LT 390 DL 373 LD 36 GROUP 1, EXCEPT PLAN RD PL 87751.**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	15' x 13'9			x			x
Above	Dining Room	10' x 9'10			x			x
Above	Kitchen	13'10 x 13'7			x			x
Above	Master Bedroom	13'6 x 10'6			x			x
Above	Bedroom	13'8 x 9'3			x			x
Above	Bedroom	10' x 9'			x			x
Main	Living Room	13'3 x 8'7			x			x
Main	Kitchen	13' x 11'			x			x
Main	Bedroom	12'3 x 11'			x			
Main	Bedroom	11' x 7'			x			

Finished Floor (Main):	<b>1,082</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Above	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>692</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>1,774 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>1,774 sq. ft.</b>		7				
			8				

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

**Good opportunity for starter, ground floor with a 2 bedroom self contained unit, zoning is "residential" Dwelling with suite. Close to transportation, shopping & school.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2114766**  
Board: V  
House/Single Family

**2997 SHILOH PLACE**

Coquitlam  
Meadow Brook  
V3C 5L9

Residential Detached

**\$799,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$809,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**  
Depth / Size: **0** Bathrooms: **3** Age: **30**  
Lot Area (sq.ft.): **6,000.00** Full Baths: **3** Zoning: **RS3**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,380.69**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **003-092-925**  
Tour:  
  
View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
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: **3** 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: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP70974 LT 2 DL 378 LD 36**

Amenities: **In Suite Laundry**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'7	Bsmt	Laundry	6'7 x 5'4			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Eating Area	8' x 7'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	10' x 9'10			x			x
Main	Bedroom	9'10 x 9'5			x			x
Bsmt	Recreation	13' x 10'			x			x
Bsmt	Games Room	12' x 10'			x			
Bsmt	Bedroom	12'5 x 9'10			x			
Finished Floor (Main):	<b>1,215</b>	# of Rooms: <b>11</b>	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>889</b>	Suite: <b>None</b>	3	Bsmt	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,104 sq. ft.</b>	Crawl/Bsmt. Height:	4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	5					Door Height:
Grand Total:	<b>2,104 sq. ft.</b>	Basement: <b>Part</b>	6					
		Beds not in Basement: <b>3</b>	7					
			8					

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

**Royal Pacific Tri-Cities Rlty**

**Solid, bright, partly updated home in Meadow Brook Coquitlam. Great location close to school & transportation including Westcoast Express & the Evergreen Line. 3 bedroom up and 1 bedroom down with rec & games room. Laminate floor in living & dining room. Updated kitchen, vinyl window throughout, alarm system and double garage. This home is ready to move in and a pleasure to show.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2111950**  
Board: V  
House/Single Family

**1885 AUSTIN AVENUE**

Coquitlam  
Central Coquitlam  
V3K 3R4

Residential Detached

**\$799,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$819,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1957**  
Depth / Size: **0** Bathrooms: **1** Age: **59**  
Lot Area (sq.ft.): **7,373.00** Full Baths: **1** Zoning: **RS-1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,590.96**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-781-007**  
Tour:  
  
View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Block**

Rain Screen:

Renovations: **Completely**

# of Fireplaces: **0**

Fireplace Fuel: **None**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Patio(s), Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year: **2011**

R.I. Plumbing:

R.I. Fireplaces: **0**

Total Parking: **2** Covered Parking: **1**

Parking Access: **Side**

Parking: **Garage; Single, Open**

Dist. to Public Transit: **AT**

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWP17487 LT 1 DL 358 LD 36**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'6			x			x
Main	Dining Room	9' x 7'3			x			x
Main	Kitchen	12'6 x 8'5			x			x
Main	Master Bedroom	11'7 x 11'3			x			x
Main	Bedroom	11'1 x 6'11			x			x
Main	Bedroom	11'11 x 8'4			x			x
Main	Foyer	6'8 x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,050</b>	# of Rooms:	<b>7</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,050 sq. ft.</b>	Crawl/Bsmt. Height:	<b>3'</b>	4								Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5								Door Height:
Grand Total:	<b>1,050 sq. ft.</b>	Basement:	<b>Crawl</b>	6								
				7								
				8								

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

**RE/MAX Sabre Realty Group**

**Looking for a place to park your toys? A big workshop? Fenced, private, kid/dog safe yard? And...tired of viewing half duplexes and townhomes with no yards, no parking and maintenance fees to pay? Here is your affordable answer - cute 3 bdrm rancher on 7373sf lot close to shopping, schools, recreation and on bus route. Bright, practical layout - all new windows approx. 5yrs ago, European engineered hardwood floors & updated white kitchen with full size laundry. Updated bathroom, 3rd bdrm has deep organised closet while 2nd bdrm/den has no closet. 3' crawl space with special liner added. 1 year hot water tank & original cast iron gas furnace. Home set well back & hidden from Austin. Fabulous central location.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2108613**  
Board: V  
House/Single Family

**3129 MARINER WAY**

Coquitlam  
Ranch Park  
V3C 3X5

Residential Detached

**\$799,000** (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$848,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **3** Age: **43**  
Lot Area (sq.ft.): **7,062.00** Full Baths: **3** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,437.51**  
Rear Yard Exp: **Northeast** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-940-911**  
Tour:

View: **Yes: Mountain**

Complex / Subdiv:

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **2** R.I. Plumbing:  
Fireplace Fuel: **Wood** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Single**

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

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

Legal: **PL 40139 LT170 DL 372 LD 36**

Amenities: **In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 11'4	Below	Storage	10'5 x 22'1			x
Main	Dining Room	9'11 x 11'9			x			x
Main	Kitchen	9'5 x 11'4			x			x
Main	Eating Area	6'7 x 11'4			x			x
Main	Dining Room	9'11 x 11'9			x			x
Main	Master Bedroom	13'1 x 11'4			x			x
Main	Bedroom	10'1 x 10'2			x			x
Main	Bedroom	10'4 x 10'2			x			x
Below	Recreation	18'9 x 10'10			x			
Below	Flex Room	14'1 x 10'9			x			

Finished Floor (Main):	<b>1,310</b>	# of Rooms:	<b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>968</b>	# of Levels:	<b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,278 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,278 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>		6				
				7				
				8				

Listing Broker(s): **RE/MAX results realty**

**GREAT OPPORTUNITY, come check out this family home in Ranch Park. One of the best priced homes in the area! Enjoy fabulous mountain views from the large sundeck of this 2,278 sqft, 3+ bedroom (basement could easily be 4th), 3 bathroom split entry home, This 7,062 sqft lot has a fully fenced, level backyard with mature trees. Finished basement features large recreation room or could easily be converted to a suite (roughed in with separate entrance). Short distance to Westcoast Express, future Evergreen Line, & Coq. bus loop. Open House Sun Nov 13th 2-4**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2122694**

Board: V  
House/Single Family

**224 3000 RIVERBEND DRIVE**

Coquitlam  
Coquitlam East  
V3C 6R1

Residential Detached

**\$799,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$799,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2006</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>2,347.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,954.45</b>
Rear Yard Exp: <b>Southwest</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>026-441-683</b>
			Tour:

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

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Other**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
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: **2** Parking Access: **Lane, Rear**  
Parking: **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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL BCS136 LT 113 DL 378 LD 36 GP 1**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security - RI, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'			x			x
Main	Dining Room	10'9 x 7'4			x			x
Main	Kitchen	10'3 x 7'4			x			x
Main	Nook	12'7 x 7'4			x			x
Main	Family Room	12'7 x 12'4			x			x
Above	Master Bedroom	14' x 13'			x			x
Above	Bedroom	10' x 9'8			x			x
Above	Bedroom	9'8 x 11'			x			x
Above	Loft	24' x 20'			x			x
		x			x			

Finished Floor (Main): **793**  
Finished Floor (Above): **512**  
Finished Floor (Below): **803**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,108 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,108 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **None**

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

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

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

**Immaculate 3 level, 3-5 bdrms, 3 bath with family room, corner property. Best location in complex! Large West facing sunny patio onto detached double garage + lane. New paint inside! Top owner condition, great flooring and appliances. Top floor loft (easily 2 bdrms).**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2116284**

Board: V  
House with Acreage

**1450 PIPELINE STREET**

Coquitlam  
Hockaday  
V3E 2X1

Residential Detached

**\$799,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>139.00</b>	Original Price: <b>\$799,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>473</b>	Bathrooms:	<b>1</b>	Age: <b>66</b>
Lot Area (sq.ft.): <b>65,776.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,111.31</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-719-385</b>
			Tour:

View: **Yes: VALLEY & MOUNTAIN**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Side**  
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: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP12521 LT 5 LD 36 SEC 13 TWP 39**

Amenities: **Workshop Detached**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'6 x 11'9			x			x
Main	Kitchen	12'8 x 11'10			x			x
Main	Master Bedroom	13'2 x 8'7			x			x
Main	Bedroom	9'10 x 9'			x			x
Main	Laundry	9'10 x 9'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>954</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>954 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>		6								
Grand Total:	<b>954 sq. ft.</b>			7								
				8								

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

**One of a kind property in North Coquitlam. This lot is over 1.5 Acres and would be perfect as a holding property or to build your dream home. Great location close to the Coquitlam River and only minutes away from Coquitlam Centre, new Evergreen Line and Town Centre Park. Please do not walk the property without an appointment.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2102744**

Board: V  
House/Single Family

**2600 DEWDNEY TRUNK ROAD**

Coquitlam  
Ranch Park  
V3H 3H8

Residential Detached

**\$819,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$849,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1973</b>
Depth / Size: <b>117</b>	Bathrooms:	<b>4</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>7,020.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$2,850.34</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-595-707</b>
			Tour:

View: **Yes: MOUNTAIN VIEW**  
Complex / Subdiv: **RANCH PARK**  
Services Connected: **Electricity, Natural Gas**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
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:  
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **1** Parking Access: **Side**  
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: **Yes: HAIR STYLIST SINK ON MAIN FLOOR**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LT 146 BL 238 LD 36 PL 42895 PID 006-595-707**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'	Below	Storage	13' x 13'			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	12'5 x 8'5			x			x
Main	Eating Area	10'6 x 6'			x			x
Main	Bedroom	13'4 x 8'			x			x
Main	Bedroom	10' x 10'10			x			x
Main	Master Bedroom	13' x 12'			x			x
Below	Family Room	24' x 11'			x			x
Below	Kitchen	12' x 6'			x			
Below	Bedroom	11' x 10'			x			

Finished Floor (Main): **1,150**  
Finished Floor (Above): **1,295**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,445 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized 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	Below	3	No
4	Main	2	Yes
5			
6			
7			
8			

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

Unfinished Floor: **0**  
Grand Total: **2,445 sq. ft.**

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

**One of the lowest price home in all of Coquitlam. This 5 bedroom Ranch Park Home is just waiting for your inspection. Large living room on the main floor highlighted by wood fireplace overlooking dining room. Upgraded kitchen over looking large covered west facing deck. Three spacious bedrooms on main floor and laundry. Two bachelor suites. Large corner lot with lots of parking. Close to West Coast Express and sky-train. Minutes to Coquitlam Centre.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2117497**

Board: V  
House/Single Family

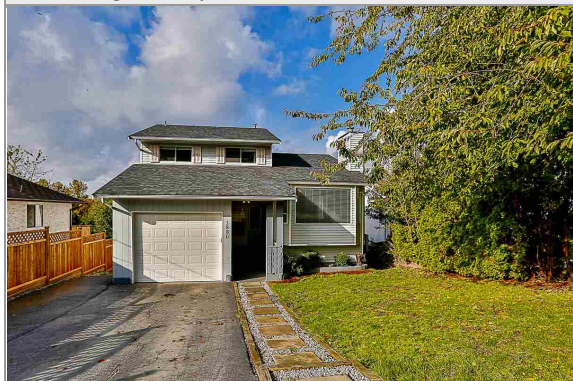
**1880 BRUNETTE AVENUE**

Coquitlam  
Cape Horn  
V3K 1H2

Residential Detached

**\$838,000** (LP)

(SP)



Sold Date: Frontage (feet): **55.00** Original Price: **\$868,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1983**  
Depth / Size: **127** Bathrooms: **3** Age: **33**  
Lot Area (sq.ft.): **5,974.00** Full Baths: **2** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,448.00**  
Rear Yard Exp: For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **003-544-672**  
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Vinyl**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

# of Fireplaces: **3**

Fireplace Fuel: **Gas - Natural, Wood**

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: **6** Covered Parking: Parking Access:  
Parking: **Garage; Single, Open, RV Parking Avail.**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish:

Legal: **PL NWP64986 LT 222 DL 64 LD 36**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'2 x 11'2	Bsmt	Kitchen	11'7 x 10'4			x
Main	Living Room	16' x 12'2	Bsmt	Bedroom	10' x 11'			x
Main	Dining Room	12'2 x 9'	Bsmt	Bedroom	10'8 x 8'2			x
Above	Master Bedroom	13'6 x 12'	Bsmt	Laundry	9'3 x 5'			x
Above	Bedroom	11'3 x 9'5			x			x
Above	Bedroom	11' x 9'			x			x
Below	Family Room	18'8 x 11'			x			x
Below	Foyer	9'8 x 7'			x			x
Below	Mud Room	7' x 5'			x			
Bsmt	Living Room	18'9 x 11'1			x			

Finished Floor (Main): **488**  
Finished Floor (Above): **570**  
Finished Floor (Below): **476**  
Finished Floor (Basement): **844**  
Finished Floor (Total): **2,378 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,378 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Fully Finished, Separate Entry**

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

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

Listing Broker(s): **Sutton Premier Realty**

**PRIME Location close to Hwy 1, shopping centres, schools and parks. Excellent investment with a 2 bedroom in law suite. House is in great condition, fresh paint throughout, new laminate floors and tiles, nicely landscaped and fenced back yard. Ideal for the busy commuters very central.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2094894**

Board: V  
House/Single Family

**264 BLUE MOUNTAIN STREET**

Coquitlam  
Coquitlam West  
V3K 4H8

Residential Detached

**\$849,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>61.20</b>	Original Price: <b>\$997,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1905</b>
Depth / Size: <b>134.5</b>	Bathrooms:	<b>1</b>	Age: <b>111</b>
Lot Area (sq.ft.): <b>8,520.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RT 1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,660.90</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-931-426</b>
			Tour:

View: **Yes: RIVER (FRASER & ACROSS RIVER)**

Complex / Subdiv:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: Parking Access: **Lane**  
Parking: **Open, RV Parking Avail.**

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

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

Legal: **PL NWP874 LT 47 DL 1 LD 36**

Amenities: **None**

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

Features: **Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 13'			x			x
Main	Living Room	13' x 15'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Pantry	4' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>840</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>840 sq. ft.</b>	Crawl/Bsmt. Height:	<b>5'5</b>		<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Door Height:
Grand Total:	<b>840 sq. ft.</b>	Basement:	<b>Crawl, Separate Entry</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

Listing Broker(s): **Maude, Mackay & Co. Ltd.**

**First time on market! This corner lot view of Mt. Baker and the river is located in the historic & changing Maillardville area. This large (8500+ sq.ft.) lot has potential for future development. Heritage assessment has been done on property. Property has been scanned for oil tank (no tank found). Large family home or duplex possibility. Buyer to confirm with City Hall. Buyer to confirm all measurements if important.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2117930**

Board: V  
House/Single Family

**1194 SHELTER CRESCENT**

Coquitlam  
New Horizons  
V3B 5Y5

Residential Detached

**\$875,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$875,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**  
Depth / Size: **0** Bathrooms: **3** Age: **36**  
Lot Area (sq.ft.): **4,165.00** Full Baths: **3** Zoning: **SFD**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,508.55**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **005-492-254**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
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: **1** Parking Access:  
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 NWP56775 LT 156 LD 36 SEC 11 TWP 39**

Amenities: **In Suite Laundry**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'9 x 11'8			x			x
Main	Dining Room	11'8 x 9'6			x			x
Main	Living Room	15'1 x 11'10			x			x
Main	Master Bedroom	12'10 x 12'4			x			x
Main	Bedroom	12'2 x 8'6			x			x
Main	Bedroom	12'3 x 10'5			x			x
Below	Family Room	20'11 x 11'8			x			x
Below	Bedroom	12'10 x 12'4			x			x
Below	Den	11'6 x 7'3			x			x
		x			x			

Finished Floor (Main):	<b>1,217</b>	# of Rooms:	<b>9</b>	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>960</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,177 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,177 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Oakwyn Realty Ltd.**

**WELCOME HOME TO THIS LOVELY 4 BEDROOM + DEN FAMILY HOME.** This meticulously maintained and partially updated home has new windows (1 year) and a new roof (3 years). The partially updated kitchen is the perfect gathering spot, flows on laminate flooring and opens onto a large gorgeous sundeck overlooking the backyard. The main floor boasts a large open concept living and dining room, master suite with walk in closet and 2 generous sized bedrooms. The lower floor offers a large family room, an additional bedroom and functional den and laundry room. All of this in the most convenient location close to schools, parks, buses, the upcoming Evergreen Line, Douglas College and Coquitlam Centre Mall. \*\*\*OPEN HOUSE: SATURDAY & SUNDAY 2-4PM\*\*\*



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2112982**  
Board: V  
House/Single Family

**1162 ESPERANZA DRIVE**

Coquitlam  
New Horizons  
V3B 6A8

Residential Detached

**\$878,000** (LP)

(SP)



Sold Date: Frontage (feet): **4,542.0** Original Price: **\$798,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1982**  
Depth / Size: Bathrooms: **4** Age: **34**  
Lot Area (sq.ft.): **4,542.00** Full Baths: **3** Zoning: **RS**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,636.44**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-730-031**  
Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Carport; Multiple**

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: **:**  
Floor Finish: **Mixed, Tile**

Legal: **PL NWP58795 LT 174 LD 36 SEC 11 TWP 39**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 13'6	Above	Bedroom	12'10 x 9'2			x
Main	Family Room	12'4 x 11'2	Above	Bedroom	10'10 x 8'2			x
Main	Kitchen	11'4 x 9'10			x			x
Main	Dining Room	11'4 x 10'9			x			x
Main	Living Room	17'4 x 13'6			x			x
Main	Bedroom	11'2 x 9'9			x			x
Main	Laundry	10'7 x 8'2			x			x
Main	Living Room	8'4 x 6'2			x			x
Main	Kitchen	10' x 10'			x			x
Above	Master Bedroom	14'4 x 12'10			x			

Finished Floor (Main): **1,357**  
Finished Floor (Above): **709**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,066 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,066 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized 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	Main	3	Yes
3	Above	3	Yes
4	Above	4	No
5			
6			
7			
8			

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

Listing Broker(s): **Sutton Group - Seafair Realty**

**LOCATION, LOCATION, LOCATION! New Horizons Corner Lot 4 bdrm, 4 bath home with clean updated renovations. Maple kitchen cabinets, newer counter tops and stainless appliances & freshly painted. Open concept space on main floor with french doors and lots of windows providing plenty of natural light. Fully finished main floor includes another bedroom, kitchen, unregistered suite, laundry, storage and huge living room with a separate entrance. Gas fire place. Nice backyard with sweeping side and front yard due to corner lot. Great family neighborhood! Nestor Elementary school, parks, river, walking paths, shops and new evergreen skytrain. MOVE IN ready!!! Open House Nov 5 & 6 Sat & Sun 2-4pm.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2100233**  
Board: V  
House/Single Family

**308 MARMONT STREET**

Coquitlam  
Maillardville  
V3K 4R1

Residential Detached

**\$898,000** (LP)

(SP)



Sold Date: Frontage (feet): **61.00** Original Price: **\$898,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1920**  
Depth / Size: **147** Bathrooms: **1** Age: **96**  
Lot Area (sq.ft.): **8,967.00** Full Baths: **1** Zoning: **RS1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,707.03**  
Rear Yard Exp: **West** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-507-918**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **0** R.I. Plumbing:  
Fireplace Fuel: R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP9884 LT A DL 45 LD 36**

Amenities: **In Suite Laundry, Storage**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 10'4			x			x
Main	Kitchen	17'7 x 11'5			x			x
Main	Dining Room	11'2 x 10'4'			x			x
Main	Bedroom	10'5 x 8'5			x			x
Above	Bedroom	11'1 x 11'3			x			x
Above	Bedroom	11'3 x 10'2			x			x
Above	Bedroom	10'2 x 8'7			x			x
Above	Bedroom	11'1 x 8'7			x			x
Below	Laundry	0' x 0'			x			
		x			x			

Finished Floor (Main): **710**  
Finished Floor (Above): **535**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,245 sq. ft.**  
  
Unfinished Floor: **527**  
Grand Total: **1,772 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Part, Separate Entry, Unfinished**

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

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

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

**Great opportunity to get into the Maillardville market. Charming 1772 sqft 2 storey home with basement situated on a large 8967 sqft lot with lane access. Potential to redevelop due to the heritage revitalization agreement (HRA). Fantastic investment to live in or rent out to current tenants or develop in the future. Detached double garage and separate workshop. Centrally located; close to schools, transit, shopping, recreation and golf courses. Call for a private showing.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2102835**  
Board: V  
House/Single Family

**2 2865 GLEN DRIVE**

Coquitlam  
Eagle Ridge CQ  
V3B 6Y8

Residential Detached

**\$899,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$939,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1988</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>28</b>
Lot Area (sq.ft.): <b>3,261.00</b>	Full Baths:	<b>3</b>	Zoning: <b>STRATA</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,446.99</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-579-841</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Water**

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

Reno. Year: **2013**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **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: **Mixed**

Legal: **PL NWS2525 LT 2 DL 385 LD 36**

Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

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

Finished Floor (Main):	<b>1,328</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>1,048</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,376 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5					Door Height:
Grand Total:	<b>2,376 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

Listing Broker(s): **Sutton Grp-West Coast (VanCam)**

**Newly renovated detached home in gorgeous gated community BOSTON MEADOW. Rarely available 2400sqft detached home with 4 bedrooms on main floor. Extra bedroom/full bath/large family room below. Functional & bright layout. Lovely updates include new kitchen w. soft close cabinet & granite counter top.. Double garage and 2 large patios for your entertainment! Short walk to Coquitlam centre/T&T/Glen Eagle Secondary. Community centre, library, aquatic complex all near by. Public transit outside connect you to Evergreen Line. Secured and private setting, perfect home for growing family. OPEN HOUSE NOV 26 2-4 PM SATURDAY**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2119167**

Board: V  
House/Single Family

**83 WARRICK STREET**

Coquitlam  
Cape Horn  
V3K 5L3

Residential Detached

**\$899,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>43.00</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1970</b>
Depth / Size: <b>130.</b>	Bathrooms:	<b>3</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>7,939.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,512.00</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-409-388</b>
			Tour:

View: **Yes: PORT MANN**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen: **No**

Renovations:

# of Fireplaces: **2**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Torch-On**

Reno. Year:

R.I. Plumbing: **No**

R.I. Fireplaces:

Total Parking: **7** Covered Parking: **4** Parking Access: **Front, Rear**  
Parking: **Carport; Multiple, Garage; Double**

Dist. to Public Transit: **1 BLK**

Dist. to School Bus: **4 BLKS**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP20624 LT 58 DL 63 LD 36**

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

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 18'	Bsmt	Laundry	6' x 12'			x
Main	Dining Room	11' x 13'	Bsmt	Utility	14' x 6'			x
Main	Kitchen	12' x 13'			x			x
Main	Master Bedroom	13'6 x 12'			x			x
Main	Bedroom	10'6 x 12'			x			x
Main	Bedroom	9'6 x 11'			x			x
Bsmt	Living Room	12' x 16'			x			x
Bsmt	Kitchen	12' x 14'			x			x
Bsmt	Bedroom	12' x 13'			x			
Bsmt	Bedroom	11' x 14'			x			

Finished Floor (Main): **1,296**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,239**  
Finished Floor (Total): **2,535 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,535 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Full, Fully Finished**

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

**Outbuildings**  
Barn:  
Workshop/Shed: **22 X 24**  
Pool:  
Garage Sz: **22 X 24**  
Door Height: **7.**

Listing Broker(s): **Royal LePage Sterling Realty**

**SPACIOUS 3 bedroom rancher with full walk out basement. Home needs a little TLC but great location close to freeway access and shopping and schools. Large LR with stone wood burning F/P, formal DR, kitchen has e/a. Master on main with 2 pce en-suite and 2 more bedrooms. Full basement with 2 bedroom suite with another F/P and shared laundry. Newer roof, hot water, high efficiency furnace. Double carport at front with extra parking and double garage (shop 528 sq. ft.) wired 220 and alarmed at rear. Huge lot with lots of room for redevelopment.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2123533**

Board: V  
House/Single Family

**2583 MARINER WAY**

Coquitlam  
Ranch Park  
V3J 7P5

Residential Detached

**\$899,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$899,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1981</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>35</b>
Lot Area (sq.ft.): <b>7,336.00</b>	Full Baths:	<b>3</b>	Zoning: <b>VCQRP</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,688.52</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-342-162</b>
			Tour:

View: **Yes: MOUNTAINS/TREES**  
Complex / Subdiv: **RANCH PARK**  
Services Connected: **Community, Electricity**

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

Reno. Year: **2013**  
R.I. Plumbing: **No**  
R.I. Fireplaces: **0**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP60018 LT 6 DL 361 LD 36**

Amenities: **Garden**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 20'1	Below	Storage	11'4 x 8'1			x
Main	Dining Room	8'9 x 11'1	Below	Bedroom	11'4 x 11'1			x
Main	Kitchen	15'9 x 11'6	Below	Bedroom	9'9 x 11'2			x
Main	Family Room	24'7 x 11'9	Below	Bedroom	7'9 x 11'1			x
Main	Master Bedroom	12'6 x 11'6	Below	Den	9'9 x 8'9			x
Main	Bedroom	9'10 x 11'6	Below	Other	7'10 x 8'9			x
Main	Bedroom	8'6 x 11'5	Below	Laundry	5'8 x 16'10			x
Below	Living Room	12'9 x 10'11			x			x
Below	Dining Room	5'9 x 11'4			x			
Below	Kitchen	7'1 x 11'8			x			

Finished Floor (Main): **1,690**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,138**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,828 sq. ft.**  
  
Unfinished Floor: **211**  
Grand Total: **3,039 sq. ft.**

# of Rooms: **17**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Fully Finished**

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

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

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

**Beautiful 6 Bdrm plus den/3 Bthrm Family Home in RANCH PARK over 3000sqft! Featuring a newer kitchen w/ open layout to the family room, plus eating area & a large deck off the kitchen-great for entertaining! 3 bdrms up w/ the master bdrm featuring a walk-in closet & ensuite. This home has new flooring throughout, a wood burning fireplace & updated bthrms. Lots of natural light in the home w/ 2 skylights in the formal LR/DR area & lots of windows. Separate above ground basement accessing to the 2 bdrm suite or could be a mother-in-law suite. Bonus double garage w/ storage & lane access. Lovely landscaped 7336sqft lot easy to maintain. Ideal location only 2mins to Evergreen Line, schools, shopping, trails & restaurants. Move in Ready!**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2092436**  
Board: V  
House/Single Family

**856 SHARPE STREET**

Coquitlam  
Ranch Park  
V3C 3M3

Residential Detached

**\$899,999** (LP)

(SP)



Sold Date: Frontage (feet): **1.00** Original Price: **\$899,999**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1983**  
Depth / Size: Bathrooms: **3** Age: **33**  
Lot Area (sq.ft.): **7,552.00** Full Baths: **3** Zoning: **SFD**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,787.07**  
Rear Yard Exp: For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **005-205-204**  
Tour:  
  
View: **Yes: MOUNTAINS**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL NWP54160 LT 279 DL 378 LD 36**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'6 x 13'3			x			x
Main	Kitchen	17'9 x 9'8			x			x
Main	Dining Room	11'8 x 9'10			x			x
Main	Master Bedroom	17'10 x 12'0			x			x
Main	Bedroom	13'3 x 10'			x			x
Main	Bedroom	13'3 x 10'2			x			x
Below	Bedroom	11'4 x 12'9			x			x
Below	Bedroom	13'3 x 11'8			x			x
Below	Kitchen	11'7 x 9'6			x			
Below	Recreation	13'5 x 13'			x			

Finished Floor (Main):	<b>1,540</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,200</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,740 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Grand Total:	<b>2,740 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

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

**RE/MAX Advantage Realty**

**Come home to this well kept family home with lots of updates: including the gleaming hardwood floor in living room, dining & hallways upstairs. The huge wrap around sundeck with mountain views. There is also a 2 bedroom Mortgage helper for those looking for the extra revenue. Close to HWY 1, All levels of schools, Walking distance to the Coquitlam Bus Loop, Westcoast Express & Upcoming Evergreen Line. Watch this property increase in value. No Open House this weekend.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2118721**  
Board: V  
House/Single Family

**1026 SADDLE STREET**

Coquitlam  
Ranch Park  
V3C 3W3

Residential Detached

**\$918,000** (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$918,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **3** Age: **43**  
Lot Area (sq.ft.): **8,712.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,204.74**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **006-888-011**  
Tour: **Virtual Tour URL**

View: **Yes: CITY AND MOUNTAIN**  
Complex / Subdiv: **RANCH PARK**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **PL NWP43504 LT 290 DL 373 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'10 x 13'3	Below	Utility	9'9 x 4'2			x
Above	Dining Room	9'11 x 9'11	Below	Sauna	4'10 x 4'10			x
Above	Kitchen	12'6 x 9'11			x			x
Above	Eating Area	13'3 x 10'6			x			x
Above	Master Bedroom	14'0 x 10'11			x			x
Above	Bedroom	14'0 x 8'11			x			x
Above	Bedroom	9'7 x 9'1			x			x
Bsmt	Recreation	17' x 12'8			x			x
Bsmt	Family Room	15'1 x 12'8			x			
Below	Flex Room	10'0 x 9'0			x			

Finished Floor (Main):	<b>1,380</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>915</b>	Suite:	<b>None</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,295 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>113</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,408 sq. ft.</b>	Basement: <b>Full</b>		6					
				7					
				8					

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

**FABULOUS VIEW HOME ON A LARGE CUL-DE-SAC LOT IN A SUPER LOCATION! Features include a tranquil backyard with entertainment size patios and deck with extensive grape vines, 3 big bedrooms up (potential for more down), and roomy living areas (possible IN-LAW SUITE). Only a short walk to the Coq. bus loop, WC Express, the numerous shops and services of Coquitlam Centre, and SOON, the Sky Train's new Evergreen Extension! With some TLC, this will be your perfect family home!**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2112060**

Board: V  
House/Single Family

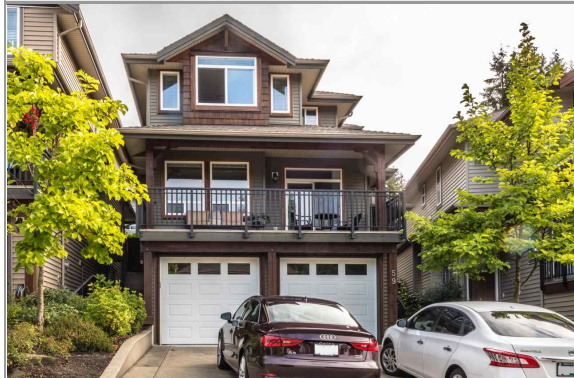
**59 1701 PARKWAY BOULEVARD**

Coquitlam  
Westwood Plateau  
V3E 3T2

Residential Detached

**\$918,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$938,000**  
Meas. Type: Bedrooms: **4** Approx. Year Built: **2006**  
Depth / Size: Bathrooms: **4** Age: **10**  
Lot Area (sq.ft.): **3,226.00** Full Baths: **3** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,588.08**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **026-645-131**  
Tour: **Virtual Tour URL**

View: **Yes: City**  
Complex / Subdiv: **TANGO**  
Services Connected: **Electricity, Sanitary Sewer, Water**

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

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

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

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

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

Legal: **PL BCS1395 LT 59 LD 36 SEC 15 TWP 39**

Amenities: **None**

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Kitchen	11' x 10'			x			x
Main	Dining Room	11' x 13'			x			x
Main	Family Room	14' x 16'			x			x
Main	Nook	11' x 8'			x			x
Above	Master Bedroom	15' x 14'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	11' x 10'			x			x
Bsmt	Bedroom	16' x 20'			x			
		x			x			

Finished Floor (Main): **999**  
Finished Floor (Above): **841**  
Finished Floor (Below): **684**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,524 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,524 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

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

Listing Broker(s): **Nu Stream Realty Inc.**

**Nu Stream Realty Inc.**

**Premium TANGO by Liberty Homes. 3 level, 4 bedrooms, 3+1 bath, fully finished basement, upgraded hardwood floor, granite counter tops, and more, very well maintained like new home. Basement has a big bedroom and bathroom. Don't miss this affordable detached house.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2119848**  
Board: V  
House/Single Family

**2421 MAGELLAN COURT**

Coquitlam  
Cape Horn  
V3K 6P8

Residential Detached

**\$925,000** (LP)

(SP)



Sold Date: Frontage (feet): **49.20** Original Price: **\$925,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1990**  
Depth / Size: Bathrooms: **4** Age: **26**  
Lot Area (sq.ft.): **5,125.00** Full Baths: **3** Zoning: **RS-4**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,347.54**  
Rear Yard Exp: **Northwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **013-502-867**  
Tour: **Virtual Tour URL**

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

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

Reno. Year: **2012**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **4 BLKS** Dist. to School Bus: **4 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL NWP80903 LT 58 DL 67 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Private Yard**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 14'2	Above	Bedroom	10'9 x 9'8			x
Main	Dining Room	12'5 x 10'10	Bsmt	Recreation	26'3 x 15'1			x
Main	Kitchen	11'10 x 9'5	Bsmt	Flex Room	13'6 x 11'0			x
Main	Nook	9'7 x 9'4	Bsmt	Flex Room	13'6 x 11'10			x
Main	Family Room	14'7 x 12'0			x			x
Main	Office	10'6 x 8'6			x			x
Main	Foyer	8'0 x 6'9			x			x
Main	Storage	21'7 x 18'3			x			x
Above	Master Bedroom	15'11 x 12'6			x			
Above	Bedroom	10'9 x 10'6			x			

Finished Floor (Main): **1,125**  
Finished Floor (Above): **919**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,060**  
Finished Floor (Total): **3,104 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,104 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Part, Partly Finished**

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

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

Listing Broker(s): **Park Georgia Realty Ltd.**

**Welcome! Nicely updated, roomy, and well laid out home in great location. Quality wood floors lend warmth and elegance to the living areas. Cupboards & counter space galore in the kitchen and nook. Wood burning fireplace in family room which opens tot he patio in private backyard. Huge master bedroom comes with 5-pc bath & 14x11 walk-in closet. Basement is fully finished with all sorts of possibilities-your imagination the only limit. Measurements by BC Floor Plans.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2124011**  
Board: V  
House/Single Family

**2726 ALICE LAKE PLACE**

Coquitlam  
Coquitlam East  
V3C 5W8

Residential Detached

**\$925,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$925,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1989**  
Depth / Size: Bathrooms: **3** Age: **27**  
Lot Area (sq.ft.): **4,032.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,892.17**  
Rear Yard Exp: **Southwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-512-415**  
Tour:  
View: **Yes: RIVERVIEW FOREST GREENBELT**  
Complex / Subdiv: **RIVERVIEW HEIGHTS**  
Services Connected: **Electricity**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
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: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: ALARM WILL BE DISABLED UPON PO**  
Fixtures Rmvd: **Yes: PURPLE CURTAINS IN CHILD'S BED**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP78339 LT 402 DL 305 LD 36**

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

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Storage Shed, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 12'9	Above	Bedroom	10'11 x 10'5			x
Main	Dining Room	12'11 x 10'2			x			x
Main	Kitchen	11'7 x 8'11			x			x
Main	Family Room	15'8 x 13'1			x			x
Main	Eating Area	8'10 x 7'3			x			x
Main	Foyer	6'2 x 5'10			x			x
Main	Laundry	6'9 x 5'8			x			x
Above	Master Bedroom	17'3 x 14'9			x			x
Above	Walk-In Closet	11'5 x 6'6			x			
Above	Bedroom	11' x 10'11			x			

Finished Floor (Main): **1,070**  
Finished Floor (Above): **941**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,011 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,011 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	No
3	Above	4	Yes
4			
5			
6			
7			
8			

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

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

**Amazing value - amazing price. Greenbelt & cul-de-sac location, 3 bedroom single family Coquitlam home. (no bsmt suite) Nestled quietly street & backing onto protected greenspace. Riverview Forest, Mundy Park & transit only steps away. The Master Bdrm offers a spacious ensuite & huge WI closet. Updates include: new washer/dryer, furnace, H/W tank, gas stove, dishwasher, flooring & paint. 5 year old roof. Large 2 car garage. Close to all levels of schooling. Professionally measured. Priced below recent sales of comparable homes in area! Easy to show, quick possession available.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2107668**  
Board: V  
House/Single Family

**3153 BUTE CRESCENT**

Coquitlam  
New Horizons  
V3B 5Z6

Residential Detached

**\$928,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$859,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1980**  
Depth / Size: Bathrooms: **3** Age: **36**  
Lot Area (sq.ft.): **4,101.00** Full Baths: **3** Zoning: **RES**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,551.18**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **001-430-360**  
Tour:

View: **No :**  
Complex / Subdiv: **New Horizon**  
Services Connected: **Community, 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: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: 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.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP58796 LT 266 LD 36 SEC 11 TWP 39**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'	Bsmt	Laundry	10' x 8'			x
Main	Dining Room	13' x 10'	Bsmt	Other	8' x 7'			x
Main	Kitchen	14' x 9'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	11' x 10'			x			x
Bsmt	Recreation	16' x 12'			x			x
Bsmt	Kitchen	12' x 11'			x			x
Bsmt	Bedroom	13' x 10'			x			
Bsmt	Bedroom	11' x 9'			x			

Finished Floor (Main):	<b>1,320</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,000</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,320 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,320 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Sutton Group - 1st West Realty**

**Well-maintained & newly-renovated 2 storey home in New Horizon. Open spacious layout on the main with 3 bedrooms, new bathrooms, new granite counter-tops kitchen & cabinets; 2 bedrooms with its own kitchen & bathroom in the basement. Throughout upgraded with in & out new paints, new tile & laminate floorings, new lighting fixtures, new double glazed windows, new sundeck, new doors, new appliances... Close to shopping malls, schools, Library, Recreation Centre, Transit & new Evergreen Skytrain. Book to view now.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2124273**  
Board: V  
House/Single Family

**796 WESTWOOD STREET**

Coquitlam  
Meadow Brook  
V3C 3L1

Residential Detached

**\$935,200** (LP)

(SP)



Sold Date: Frontage (feet): **10.05** Original Price: **\$935,200**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**  
Depth / Size: **396** Bathrooms: **3** Age: **999**  
Lot Area (sq.ft.): **3,960.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$2,709.13**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **800-109-747**  
Tour:

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

Style of Home: **2 Storey, 2 Storey w/Bsmt.**  
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: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single**  
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: **Mixed**

Legal: **PL NWP2860 LT 18 & 19 DL 378 LD 36 \*\*\*DOUBLE EXPOSURE LAND R2103273\*\*\***

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20' x 9'6"			x			x
Main	Kitchen	12' x 12'			x			x
Main	Dining Room	10' x 12'			x			x
Main	Flex Room	12' x 12'			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	10' x 11'			x			x
Above	Bedroom	10' x 11'			x			x
Below	Mud Room	16' x 5'			x			x
Below	Foyer	5' x 10'			x			x
		x			x			x

Finished Floor (Main): <b>890</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>771</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>230</b>	# of Levels: <b>3</b>	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,891 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor: <b>481</b>	Basement: <b>Part, Partly Finished</b>	6				
Grand Total: <b>2,372 sq. ft.</b>		7				
		8				

Listing Broker(s): **Royal LePage Sterling Realty**

**The lowest priced Coquitlam lot comes with 3 bedroom 3 bathroom building plan - use your favourite builder and get what you want. Conveniently near Coquitlam Centre and new Skytrain.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2124276**

Board: V  
House/Single Family

**798 WESTWOOD STREET**

Coquitlam  
Coquitlam East  
V3C 3L1

Residential Detached

**\$935,200** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **5,136.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?: **No**

Frontage (feet): **31.79**  
Bedrooms: **4**  
Bathrooms: **4**  
Full Baths: **4**  
Half Baths: **0**

Original Price: **\$935,200**  
Approx. Year Built: **9999**  
Age: **999**  
Zoning: **RS-1**  
Gross Taxes: **\$2,513.00**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **800-109-834**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Unknown**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **None**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking:  
Parking: **Garage; Double**

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 NWP2860 LT 18 & 19 DL 378 LD 36 \*\*\*DOUBLE EXPOSURE LAND R2103273\*\*\***

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 17'			x			x
Main	Family Room	14' x 17'			x			x
Main	Living Room	18' x 19'			x			x
Main	Foyer	11' x 8'			x			x
Main	Den	10' x 15'			x			x
Above	Master Bedroom	15' x 15'			x			x
Above	Bedroom	9' x 11'			x			x
Above	Bedroom	9' x 11'			x			x
Above	Bedroom	13' x 13'			x			x
Below	Mud Room	6' x 10'			x			

Finished Floor (Main): **1,385**  
Finished Floor (Above): **1,172**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **152**  
Finished Floor (Total): **2,709 sq. ft.**  
  
Unfinished Floor: **800**  
Grand Total: **3,509 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Part**

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

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

Listing Broker(s): **Royal LePage Sterling Realty**

**4 Bedroom, 4 Bathroom custom building plan comes with lowest price lot in Coquitlam. Use your favourite builder - get what you want in colour and accessories. Near Coquitlam Centre shopping and new Skytrain.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2116608**  
Board: V  
House/Single Family

**660 PORTER STREET**

Coquitlam  
Central Coquitlam  
V3J 5A9

Residential Detached

**\$938,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$998,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1951</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>65</b>
Lot Area (sq.ft.): <b>7,526.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,957.00</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-055-121</b>
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
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: **Hardwood, Mixed**

Legal: **PL NWP52669 LT 365 DL 365 LD 36**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 12'1			x			x
Main	Dining Room	9'2 x 8'1			x			x
Main	Kitchen	16'10 x 11'7			x			x
Main	Master Bedroom	12'3 x 10'10			x			x
Main	Bedroom	9'5 x 8'10			x			x
Bsmt	Bedroom	15'7 x 10'9			x			x
Bsmt	Recreation	18'3 x 10'9			x			x
Bsmt	Bar Room	9'9 x 7'6			x			x
Bsmt	Laundry	26'8 x 9'2			x			x
		x			x			

Finished Floor (Main):	<b>933</b>	# of Rooms:	<b>9</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>541</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>1,474 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>1</b>	Beds not in Basement: <b>2</b>	5								Door Height:
Unfinished Floor:	<b>247</b>	Basement: <b>Full, Fully Finished, Partly Finished</b>		6								
Grand Total:	<b>1,721 sq. ft.</b>			7								
				8								

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

**Gorgeous three bedroom family home, sitting on a large PRIVATE LOT! Presenting updates throughout, including the NEW modern kitchen with quartz countertops, stainless steel appliances, and brick feature wall. Lovely French doors leading out to your 420 sf sundeck, overlooking your fully fenced landscaped yard. Original hardwood floors throughout the main floor & ample windows, allowing the natural light to pour in. Below you have your 3rd bedroom, spacious rec. room and laundry room with separate entrance. Plenty of parking and there is even room for the RV! Don't miss out on owning in one of Coquitlam's most desirable neighbourhoods! Close to schools, shopping and Como Lake Park.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2123203**  
Board: V  
House/Single Family

**861 GREENE STREET**

Coquitlam  
Meadow Brook  
V3C 2B9

Residential Detached

**\$949,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>32.99</b>	Original Price: <b>\$949,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>2008</b>
Depth / Size: <b>122.04</b>	Bathrooms:	<b>3</b>	Age: <b>8</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,608.03</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-914-468</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: **2** Parking Access: **Lane**  
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:

Legal: **PL 2695A LT 34 BLK 9 DL 378 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'6"			x			x
Main	Dining Room	11'4' x 10'			x			x
Main	Family Room	14' x 9'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Master Bedroom	12' x 10'6"			x			x
Main	Bedroom	10' x 10'			x			x
Below	Recreation	13'2' x 11'			x			x
Below	Bedroom	13' x 9'			x			x
Below	Other	10'7' x 10'6"			x			
Below	Laundry	6' x 9'			x			

Finished Floor (Main):	<b>1,147</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>811</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,958 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>1,958 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **Nu Stream Realty Inc.**

**8 years newer basement entry home located in the center of Coquitlam. Two bedrooms with a big family room (can easily be turned to third bedrooms) on the top floor. A beautiful kitchen with granite counters and good size island. Cozy sundeck facing lane accessed private backyard. The lower floor has a fully finished one bedroom suite. Double car garage and lovely landscaped front yard. Close to Coquitlam Centre, bus loop, West Coast Express, the new evergreen line and shopping nearby, easy access to highway and all level of schools.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2120850**

Board: V  
House/Single Family

**2787 CULTUS COURT**

Coquitlam  
Coquitlam East  
V3C 5A8

Residential Detached

**\$959,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>49.93</b>	Original Price: <b>\$959,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>164.5/160.9/</b>	Bathrooms:	<b>3</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>8,540.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,977.41</b>
Rear Yard Exp: <b>Northwest</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-699-683</b>
			Tour:

View: **Yes: MOUNT BAKER FROM LIV/DIN RM**  
Complex / Subdiv: **RIVERVIEW HEIGHTS**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **4 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural, Wood**  
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: **7** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail.**  
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Laminate, Vinyl/Linoleum**

Legal: **PL NWP68173 LT 21 DL 305 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'6	Below	Flex Room	9' x 8'2			x
Main	Dining Room	12'9 x 9'2	Bsmt	Foyer	12' x 6'8			x
Main	Kitchen	14' x 11'	Bsmt	Office	15'6 x 10'			x
Above	Master Bedroom	13' x 12'			x			x
Above	Walk-In Closet	6'6 x 4'6			x			x
Above	Bedroom	10'4 x 9'6			x			x
Above	Bedroom	10'2 x 9'6			x			x
Below	Recreation	16' x 15'			x			x
Below	Laundry	7' x 6'4			x			
Below	Bedroom	11'4 x 8'10			x			

Finished Floor (Main): **640**  
Finished Floor (Above): **633**  
Finished Floor (Below): **419**  
Finished Floor (Basement): **636**  
Finished Floor (Total): **2,328 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,328 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **4**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full, Fully Finished**

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

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

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

**Location! Location! This four level split home is located at the end of a c-d-s in popular Riverview Heights. Steps from the 152 bus (Chilko) that will take you directly to the Evergreen Skytrain. Large foyer entry w/office/flex space, perfect for a home business. Main flr w/oak floors throughout your living/dining rm. Kitchen w/granite countertops, tons of storage & sliders to your back patio & hot tub area. Up are three good size bdrms & two full bath. Access from the bdrm to your oasis backyard featuring complete privacy, pergola w/grape vines, raised garden beds, water feature & herb garden. Plus landscaping completed at the front. Below is your entertaining size rec rm, bdrm, flex space, laundry rm & full bath. Riverview & Charles Best catchment.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2113857**

Board: V  
House/Single Family

**3168 PIER DRIVE**

Coquitlam  
Ranch Park  
V3C 5S5

Residential Detached

**\$968,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$968,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1988</b>
Depth / Size: <b>138</b>	Bathrooms:	<b>3</b>	Age: <b>28</b>
Lot Area (sq.ft.): <b>6,997.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,920.59</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-688-741</b>
			Tour:

View: **Yes: NORTHSORE**

Complex / Subdiv:

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

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

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

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

Legal: **LT 14 DL 238 LD36 PL 74160**

Amenities: **In Suite Laundry, Playground, Recreation Center**

Site Influences: **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	Living Room	17'2 x 13'1	Bsmt	Living Room	15'1 x 9'1'			x
Main	Kitchen	10'8 x 9'6	Bsmt	Kitchen	9'5 x 10'8			x
Main	Dining Room	11' x 10'8'	Bsmt	Foyer	8'6 x 6'8			x
Main	Eating Area	6'6' x 10'6'			x			x
Main	Family Room	9' x 9'8'			x			x
Main	Master Bedroom	14'2 x 12'			x			x
Main	Bedroom	10'10 x 9'4'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Den	11' x 9'1			x			
Bsmt	Bedroom	14'7 x 8'3			x			

Finished Floor (Main): **1,406**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **945**  
Finished Floor (Total): **2,351 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,351 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

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

Listing Broker(s): **New Coast Realty**

**A gem. Ideal family home on a large lot with a view of the North Shore! Recently renovated! Open featured kitchen with all brand new appliances, 3 bright bedrooms upstairs with living and eating area. Fully finished one bedroom plus den downstairs suite with separate entrance, perfect for in-laws. Fully finished south-facing backyard with beautiful landscaping, great patio for enjoying life. Brand new water tank, high efficiency furnace, relatively new roof. Nearby WestCoast Express and new Evergreen skytrain. Just minutes to Coquitlam centre and schools. Must See! Open house on Saturday 2-4pm.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2094981**  
Board: V  
House/Single Family

**659 SCHOOLHOUSE STREET**

Coquitlam  
Central Coquitlam  
V3J 5R1

Residential Detached

**\$974,900** (LP)

(SP)



Sold Date: Frontage (feet): **61.00** Original Price: **\$1,088,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1959**  
Depth / Size: **120** Bathrooms: **2** Age: **57**  
Lot Area (sq.ft.): **7,320.00** Full Baths: **1** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,578.12**  
Rear Yard Exp: **East** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **000-612-561**  
Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **1** R.I. Plumbing: **No**  
Fireplace Fuel: **Wood** R.I. Fireplaces: **1**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **NEAR** 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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWP20539 LT 8 DL 364 LD 36**

Amenities:

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

Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'4 x 16'2			x			x
Main	Dining Room	8'2 x 10'			x			x
Main	Kitchen	10'4 x 11'			x			x
Main	Master Bedroom	10'4 x 13'5			x			x
Main	Bedroom	8'8 x 12'			x			x
Main	Bedroom	8'6 x 9'7			x			x
Bsmt	Bedroom	10'7 x 11'5			x			x
Bsmt	Recreation	11'6 x 19'			x			x
Bsmt	Utility	11'4 x 16'7			x			
Bsmt	Other	10' x 24'			x			

Finished Floor (Main):	<b>1,074</b>	# of Rooms:	<b>10</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>1,074</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>2,148 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,148 sq. ft.</b>	Basement: <b>Full, Partly Finished, Separate Entry</b>		6					
				7					
				8					

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

**Solid home in Central Coquitlam near schools and bus would make a great starter, a rental home or a hold to build property. Fully fenced 61 x 120' lot has rear lane. 3 Main floor bedrooms. 1 1/2 baths. 2 fireplaces. Hardwood floors. Vinyl windows. Basement partially finished with it's own entrance.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2120983**

Board: V  
House/Single Family

**1612 PLATEAU CRESCENT**

Coquitlam  
Westwood Plateau  
V3E 3B3

Residential Detached

**\$988,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$988,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1995</b>
Depth / Size: <b>IRR</b>	Bathrooms:	<b>4</b>	Age: <b>21</b>
Lot Area (sq.ft.): <b>5,026.00</b>	Full Baths:	<b>4</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,465.80</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>019-034-997</b>
			Tour:

View: **No** :  
Complex / Subdiv: **AVONLEA HEIGHTS**  
Services Connected: **Electricity, Natural Gas, Water**

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

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

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

Legal: **PL LMS1632 LT 15 LD 36 SEC 14 TWP 39**

Amenities: **None**

Site Influences: **Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 14'	Above	Bedroom	10' x 10'			x
Main	Dining Room	12' x 11'	Above	Bedroom	10' x 10'			x
Main	Bedroom	10' x 10'	Bsmt	Bedroom	17' x 13'6			x
Main	Kitchen	13'3 x 11'	Bsmt	Bedroom	13' x 11'4			x
Main	Nook	12' x 10'	Bsmt	Den	11' x 10'4			x
Main	Foyer	6' x 6'	Bsmt	Kitchen	9' x 8'10			x
Main	Family Room	14' x 11'	Bsmt	Eating Area	8' x 8'			x
Main	Laundry	6' x 5'	Bsmt	Living Room	10' x 10'			x
Above	Master Bedroom	13'6 x 13'3			x			
Above	Bedroom	16' x 11'			x			

Finished Floor (Main): **1,317**  
Finished Floor (Above): **1,056**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,317**  
Finished Floor (Total): **3,690 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,690 sq. ft.**

# of Rooms: **18**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **5**  
Basement: **Full, Fully Finished**

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

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

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

**Nicely renovated home backing to private greenbelt. Over 3600sqft smart layout living space. Features include: 7 bedrooms and 4 full baths. Hardwood floors through out the main and upper levels, laminated floors in basement for easy maintenance. Gourmet Kitchen has stainless steel appliances and granite countertops in the kitchen and the bathrooms. Bright, daylight walk out basement with finished in-law suite. Low maintenance backyard with huge deck for perfect for the kids and entertaining. Bonus!! Hot water tank & furnace only 1 month old! Close to transit, future Evergreen Skytrain, Westwood Plateau Golf course, parks and trails, schools, Coquitlam Centre Mall.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2103660**

Board: V  
House/Single Family

**1057 SPAR DRIVE**

Coquitlam  
Ranch Park  
V3H 3G9

Residential Detached

**\$988,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>67.00</b>	Original Price: <b>\$1,098,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1973</b>
Depth / Size: <b>112</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>7,236.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,906.39</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-128-861</b>
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, 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: **4** Covered Parking:  
Parking: **Add. Parking Avail., Open** Parking Access: **Front**

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

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

Legal: **PL NWP42895 LT 142 DL 238 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 15'4	Below	Media Room	20' x 23'			x
Main	Dining Room	9'4 x 8'9	Below	Laundry	12' x 8'			x
Main	Kitchen	8' x 6'6			x			x
Main	Eating Area	8'3 x 6'6			x			x
Main	Master Bedroom	14'3 x 11'5			x			x
Main	Bedroom	17' x 10'6			x			x
Main	Bedroom	10'7 x 10'6			x			x
Below	Kitchen	8'6 x 6'7			x			x
Below	Living Room	16'7 x 11'			x			
Below	Bedroom	11' x 7'6			x			

Finished Floor (Main):	<b>1,208</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,208</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,416 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,416 sq. ft.</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **New Coast Realty**

**Fully renovated house with a backyard oasis, which includes a large swimming pool and a hot tub. Granite counters and hardwood floor all over the house. Ten minute walk to new Sky Train Station and a five minute drive to Coquitlam Center. Close to Douglas Collage. Good Secondary School catchment - Port Moody Secondary with IB programme and Early French Immersion Secondary - Dr. Charles Best Secondary. The house is located in a family friendly community. The downstairs suite is a fully operational AirBNB that generates \$30k per year. Open House on Nov 13th 2-4pm.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2123111**  
Board: V  
House/Single Family

**306 MARINER WAY**

Coquitlam  
Coquitlam East  
V3K 1N6

Residential Detached

**\$988,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$988,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>2004</b>
Depth / Size:	Bathrooms:	<b>4</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>7,072.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,304.20</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>025-424-378</b>
			Tour: <b>Virtual Tour URL</b>

View: **No** :  
Complex / Subdiv:  
Services Connected: **Community, Electricity**

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

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**  
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, Wall/Wall/Mixed**

Legal: **PL LMP54340 LT 1 DL 113 LD 36**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 15'8	Below	Bedroom	9'5 x 15'8			x
Main	Dining Room	18'5 x 9'	Below	Kitchen	10' x 12'6			x
Main	Kitchen	14'3 x 12'4			x			x
Main	Foyer	7'8 x 6'7			x			x
Main	Laundry	9'2 x 7'9			x			x
Above	Master Bedroom	10'11 x 14'0			x			x
Above	Bedroom	10' x 9'11			x			x
Above	Bedroom	11'4 x 9'3			x			x
Below	Living Room	15' x 13'1			x			
Below	Dining Room	10' x 12'6			x			

Finished Floor (Main):	<b>934</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>758</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>929</b>	# of Levels: <b>3</b>	2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,621 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,621 sq. ft.</b>		7				
			8				

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

**Beautiful 3 level home located in the family oriented, popular "Dartmoor Heights" area with attached 2 car garage. Open floor plan with cozy brick gas fireplace. The bright maple kitchen w/ center island, stainless steel appliances & good sized pantry. Easy access to Coquitlam Centre, Westcoast Express & Hwy. Access off back lane at bottom of Dartmoor. Open house Saturday and Sunday, Nov 26th & 27th from 2-4pm.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2100547**

Board: V  
House/Single Family

**816 HERRMANN STREET**

Coquitlam  
Meadow Brook  
V3C 4P3

Residential Detached

**\$998,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,125,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1979</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>37</b>
Lot Area (sq.ft.): <b>8,250.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,953.73</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-631-980</b>
			Tour:

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

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Pellet**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP57762 LT 337 DL 378 LD 36**

Amenities: **Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 16'6			x			x
Main	Dining Room	9'1 x 13'			x			x
Main	Kitchen	9' x 15'5			x			x
Above	Master Bedroom	14' x 13'7			x			x
Above	Bedroom	9'5 x 11'			x			x
Above	Bedroom	9'5 x 11'			x			x
Below	Family Room	12'9 x 24'			x			x
Below	Bedroom	9'9 x 10'4			x			x
Below	Laundry	5'5 x 10'			x			x
		x			x			

Finished Floor (Main):	<b>1,260</b>	# of Rooms:	<b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>683</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,943 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>1,943 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

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

**A lovely place to call home! Situated in a quiet family neighbourhood, this home really shines. 4 good sized bedrooms and a large open floor plan on the main floor. A large south facing fenced backyard for all your summer entertaining. Central location close to everything you need. Lots of room for the RV as well as two 10x10 storage sheds. Large Lot 8250 sq. ft. Open House Sun. Nov. 27th, 1-4pm. Homemade cookies too!**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2116711**  
Board: V  
House/Single Family

**2504 PENSHURST COURT**

Coquitlam  
Coquitlam East  
V3K 5S1

Residential Detached

**\$998,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,098,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1975</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>11,138.00</b>	Full Baths:	<b>2</b>	Zoning: <b>1-RES</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,772.08</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-732-087</b>
			Tour:

View: **Yes: South facing view from sundeck**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s), Sundeck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **6** 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:

Legal: **PL NWP43582 LT 219 DL 113 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 13'0			x			x
Main	Family Room	18'6 x 10'0			x			x
Main	Kitchen	14'0 x 9'0			x			x
Main	Master Bedroom	15'0 x 11'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Bsmt	Living Room	19'6 x 11'0			x			x
Bsmt	Kitchen	12'0 x 11'0			x			x
Bsmt	Bedroom	9'0 x 9'0			x			x
		x			x			

Finished Floor (Main): **1,525**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,050**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,575 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,575 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **3**  
Basement: **Fully Finished, Part, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>4</b>	<b>No</b>
2	<b>Main</b>	<b>2</b>	<b>Yes</b>
3	<b>Bsmt</b>	<b>3</b>	<b>No</b>
4			
5			
6			
7			
8			

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

Listing Broker(s): **Team 3000 Realty Ltd.**

**PRICE REDUCED! THIS 11,138 SQ/FT LOT AND 2 LEVEL HOME HAS BEAUTIFUL SOUTH VIEWS OF MT BAKER AND VALLEY. PARK LIKE SETTING THAT BACKS ON TO MUNDY CREEK PARK. IN THE PROCESS OF RENOVATION. INCLUDES AN AUTHORIZED SUITE. ROOM FOR RV PARKING. INVEST AND HOLD THIS AS A REVENUE PROPERTY/INVESTMENT OR ENJOY THIS PRIVATE PARK SETTING.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2124028**

Board: V  
House/Single Family

**2488 LATIMER AVENUE**

Coquitlam  
Central Coquitlam  
V3K 3J5

Residential Detached

**\$998,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1965**  
Depth / Size: **0.00** Bathrooms: **2** Age: **51**  
Lot Area (sq.ft.): **7,452.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,081.97**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **002-347-652**  
Tour:  
  
View: :  
Complex / Subdiv: **CENTRAL COQUITLAM**  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey, Split Entry**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
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: Covered Parking: Parking Access: **Front**  
Parking: **Carport; Multiple**  
  
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:

Legal: **PL NWP27773 LT 70 DL 112 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'10 x 9'2			x			x
Main	Bedroom	11'6 x 11'2			x			x
Main	Bedroom	10'3 x 9'2			x			x
Main	Living Room	17'5 x 13'			x			x
Main	Dining Room	9'2 x 8'7			x			x
Main	Kitchen	12'7 x 9'2			x			x
Bsmt	Recreation	17' x 12'8			x			x
Below	Office	12'7 x 9'3			x			x
Below	Workshop	12'2 x 8'8			x			
Bsmt	Laundry	9'11 x 7'6			x			

Finished Floor (Main): **1,141**  
Finished Floor (Above): **0**  
Finished Floor (Below): **829**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,970 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,970 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full, Partly Finished, Separate Entry**

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

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

Listing Broker(s): **Macdonald Realty Westmar**

**Homeland Realty**

**Investor & Handyman alert!!! Build, Hold or Rent!! This 3bed/2bath house has a over 7400sqft lot, with a SOUTH facing yard on a Quiet street. This conveniently located home is close to Centennial Secondary/Mundy Road Elementary, Hickey Street Reservoir Park, Mundy Park, Coquitlam Public Library, Poirier Sports & Leisure Complex, Save-On-Foods, Starbucks and steps to public transit! Great starter home to update to Your liking or build your new dream home! House needs work, sold as is where is.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2123094**  
Board: V  
House/Single Family

**970 JUDD COURT**

Coquitlam  
Meadow Brook  
V3C 4T9

Residential Detached

**\$998,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1982</b>
Depth / Size: <b>110</b>	Bathrooms:	<b>3</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>6,050.00</b>	Full Baths:	<b>3</b>	Zoning: <b>R-3</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,409.10</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-573-750</b>
			Tour:

View: **No :**  
Complex / Subdiv:  
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: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground, Open**  
Dist. to Public Transit: **2** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP60641 LT 251 DL 381 LD 36**

Amenities: **Shared Laundry, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 19'4	Below	Office	12'6 x 13'8			x
Main	Dining Room	14'8 x 9'5			x			x
Main	Kitchen	9'5 x 16'			x			x
Main	Master Bedroom	11'3 x 14'3			x			x
Main	Bedroom	12'5 x 9'2			x			x
Main	Bedroom	11'5 x 12'7			x			x
Below	Living Room	12'5 x 12'7			x			x
Below	Kitchen	12'5 x 13'5			x			x
Below	Bedroom	10'8 x 13'7			x			
Below	Laundry	14'7 x 6'11			x			

Finished Floor (Main):	<b>1,347</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,053</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,400 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Separate Entry</b>	6				
Grand Total:	<b>2,400 sq. ft.</b>		7				
			8				

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

**SPACIOUS. CONVENIENT & UPDATED.** This is the perfect family home located in the Meadowbrook area of Coquitlam. With 2400 sqft this 4 bedroom, 3 bathroom house feels big. The open concept living/dining room is great for entertaining. The master bedroom has an ensuite and walk-in closet. Lots of updates including floors, mouldings, paint, railings & landscaping. Outside, there's a big deck, nice backyard, lane access & RV parking. Convenient neighbourhood close to schools, the new Evergreen Skytrain Line, Coquitlam Centre and Pinetree Community Centre. Easy access to Lougheed Highway and the freeway. Contact the listing agent for more information. Open House Sunday November 27th 2-4pm.



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2118753**

Board: V  
House/Single Family

**2751 DEWDNEY TRUNK ROAD**

Coquitlam  
Ranch Park  
V3C 2H8

Residential Detached

**\$998,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2011**  
Depth / Size: Bathrooms: **4** Age: **5**  
Lot Area (sq.ft.): **6,290.00** Full Baths: **3** Zoning: **RS-4**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,138.45**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **026-917-122**  
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, 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: **Lane, Rear**  
Parking: **Add. Parking Avail., Garage; Double**

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: **Yes: Security System**  
Floor Finish: **Mixed**

Legal: **PL BCP27441 LT 1 DL 373 LD 36**

Amenities: **None**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven-Built In, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 19'8	Bsmt	Living Room	17'1 x 12'9			x
Main	Kitchen	12'10 x 9'9	Bsmt	Kitchen	10'10 x 12'9			x
Main	Family Room	13'00 x 17'9	Bsmt	Bedroom	16'5 x 11'10			x
Main	Office	7'8 x 13'5	Bsmt	Bedroom	9'11 x 9'10			x
Above	Master Bedroom	13'3 x 21'0	Main	Dining Room	13'1 x 12'3			x
Above	Bedroom	11'11 x 13'6			x			x
Above	Bedroom	10'0 x 11'5			x			x
Above	Bedroom	12'4 x 12'3			x			x
Above	Walk-In Closet	9'0 x 5'2			x			
Above	Walk-In Closet	10'6 x 5'4			x			

Finished Floor (Main): **1,429**  
Finished Floor (Above): **1,393**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,020**  
Finished Floor (Total): **3,842 sq. ft.**

# of Rooms: **15**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **4**  
Basement: **Fully Finished, Separate Entry**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **18.5 x 19.7**  
Door Height:

Unfinished Floor: **0**  
Grand Total: **3,842 sq. ft.**

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

**Great Price!!! Outstanding Value!!! A collection of contemporary homes. Open floor plan on the main floor, large contemporary styled kitchen. 4 bedrooms upstairs with huge master bedroom featuring his & her walk-in-closet! 2-5-10 warranty. Finished basement with 2 bedrooms legal suite, separate entry, rent for approximate \$1200/month. Central location close to Coquitlam center, Evergreen Line, Westcoast express, bus station of all major transportation routes. Catchment of Dr. Charles Best Secondary, Hillcrest Middle & Ranch Park Elementary. Don't miss it!!! Open house Oct. 29th and 30th, 2016.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2106623**  
Board: V  
House/Single Family

**2404 AUSTIN AVENUE**  
Coquitlam  
Central Coquitlam  
V3K 3S1

Residential Detached  
**\$998,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,198,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**  
Depth / Size: **0** Bathrooms: **3** Age: **56**  
Lot Area (sq.ft.): **7,920.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,676.21**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-543-830**  
Tour: **Virtual Tour URL**

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

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

Total Parking: Covered Parking: **7** Parking Access:  
Parking: **Open**  
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: **Hardwood, Tile**

Legal: **PL NWP4888 LT 8 LD 36 PART W 1/2 DISTRICT LOT 112/113 GROUP 1 EXCEPT PLAN 22100 & 22942**

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

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 7'0	Main	Laundry	5'0 x 5'0			x
Main	Living Room	3'9 x 16'6	Main	Kitchen	10'0 x 5'0			x
Main	Dining Room	10'6 x 8'5	Main	Office	9'2 x 14'8			x
Main	Kitchen	10'8 x 5'3	Main	Office	14'2 x 13'11			x
Main	Laundry	10'8 x 5'3	Main	Patio	28'5 x 8'7			x
Main	Den	11'1 x 11'7	Main	Storage	16'11 x 11'4			x
Main	Master Bedroom	11'0 x 13'7			x			x
Main	Bedroom	9'0 x 11'7			x			x
Main	Bedroom	9'0 x 11'3			x			
Main	Bedroom	18'0 x 13'0			x			

Finished Floor (Main):	<b>2,136</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,136 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,136 sq. ft.</b>	Basement: <b>Crawl</b>	6				
			7				
			8				

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

**The Evergreen Team is proud to present this fully updated 4 bedrooms, 3-bathroom family home. This beautifully kept bungalow boasts a gourmet kitchen with a high end range, stainless steel appliances, and custom cabinetry. Separate entry suite with own kitchen, bathroom, and in-suite laundry. Centrally located in the heart of Coquitlam, it is close to schools, shopping, and the new Evergreen Sky train, but offers a surprisingly secluded feel. This stylish residence is sitting on an 8000 sq. foot lot, with ample parking, including boat & RV space, and a detached storage unit. With a large deck and hot tub, the back yard provides the perfect venue for entertaining, or a simply serves as a tranquil retreat.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2112537**  
Board: V  
House/Single Family

**321 GLOUCESTER COURT**

Coquitlam  
Coquitlam East  
V3K 5S6

Residential Detached

**\$998,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>48.00</b>	Original Price: <b>\$998,888</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1974</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>8,424.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,920.59</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-991-513</b>
			Tour:

View: **Yes: SOUTH TO ALEX FRASER BRIDGE**

Complex / Subdiv:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Stone, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Wood**

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

Total Parking: **7** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

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

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

Legal: **PL NWP43582 LT 204 DL 113 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'	Bsmt	Foyer	10' x 10'			x
Main	Dining Room	12' x 13'	Bsmt	Utility	7' x 20'			x
Main	Kitchen	10' x 14'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 11'			x			x
Bsmt	Recreation	12' x 15'			x			x
Bsmt	Den	8' x 15'			x			x
Bsmt	Bedroom	9' x 15'			x			
Bsmt	Laundry	6' x 8'			x			

Finished Floor (Main):	<b>1,188</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,022</b>	Suite:	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,210 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>2,210 sq. ft.</b>		7				
			8				

Listing Broker(s): **One Percent Realty Ltd.**

**EXTENSIVELY RENOVATED HOME WITH A VIEW! : NEW Windows, Doors, Kitchen, Bathrooms, Upgraded wiring, Plumbing, Floors, Carpets, light fixtures, drain tile, garage doors & Landscaping. Situated in a Cul-de-sac This 4 bed three bath home has had a complete makeover. Home sits on a 8000+ sq ft lot with unobstructed views to the South w/a large deck out back surrounded by fruit trees incl. plum, apple & pear. Beautiful OPEN CONCEPT KITCHEN w/Stainless gas range, HUGE ISLAND & Granite counters. This home has a separate entry to the basement and could easily be suited. IMMEDIATE POSSESSION POSSIBLE! Open House Sat Nov 19 2 to 4**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2116510**

Board: V  
House/Single Family

**225 BLUE MOUNTAIN STREET**

Coquitlam  
Maillardville  
V3K 4H4

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date: Frontage (feet): **51.00** Original Price: **\$999,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**  
Depth / Size: **134.00** Bathrooms: **3** Age: **23**  
Lot Area (sq.ft.): **6,834.00** Full Baths: **3** Zoning: **SFD**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,020.03**  
Rear Yard Exp: **East** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-136-685**  
Tour:  
View: **Yes: Y**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1/2 BLK**  
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP5448 LT 5 DL 45 LD 36**

Amenities: **In Suite Laundry**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6" x 15'5"	Bsmt	Bedroom	11' x 11'			x
Main	Dining Room	15'5" x 8'7"	Bsmt	Den	11' x 7'			x
Main	Kitchen	10' x 6'4"	Bsmt	Foyer	12' x 8'			x
Main	Nook	10' x 6'4"	Bsmt	Other	11' x 10'			x
Main	Family Room	15'5" x 11'8"			x			x
Main	Master Bedroom	15'6" x 15'5"			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Below	Kitchen	13' x 11'			x			
Bsmt	Bedroom	11' x 11'			x			

Finished Floor (Main): **1,674**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,200**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,874 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,874 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

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

Listing Broker(s): **Royal Pacific Realty Corp.**

**View! View! View! Corner of Blue Mountain St. & Roderick Ave. Spacious, bright 23 years old house with a lot of windows - 1674 sqft on the main floor, 3 large bedrooms with good sized family room next to the eating area and kitchen. Potential mortgage helper to the self-contained 2 bedroom basement suite. Conveniently located near to Lougheed mall, school and bus routes and easy access to the freeway.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2102410**  
Board: V  
House/Single Family

**2932 HECKBERT PLACE**

Coquitlam  
Ranch Park  
V3C 5B2

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$999,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1986**  
Depth / Size: Bathrooms: **3** Age: **30**  
Lot Area (sq.ft.): **5,976.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,712.20**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **001-545-949**  
Tour: **Virtual Tour URL**

View: **Yes: MOUNTAINS**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas**

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

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

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

Legal: **PL NWP69355 LT 447 DL 378 LD 36**

Amenities:

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

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Satellite Dish, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'2" x 12'3"			x			x
Above	Bedroom	10'2" x 9'			x			x
Above	Bedroom	9'6" x 9'			x			x
Main	Living Room	21'2" x 12'			x			x
Main	Dining Room	12' x 11'1"			x			x
Main	Kitchen	12' x 10'10"			x			x
Below	Family Room	14'4" x 12'9"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **593**  
Finished Floor (Above): **691**  
Finished Floor (Below): **430**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,714 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,714 sq. ft.**

# of Rooms: **7**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Fully Finished**

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

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

Listing Broker(s): **Macdonald Realty (Coq)**

**Super central location from this well-loved, original owner family home. Wood-burning fireplace for those chilly winter nights, double garage and a spacious, sunny south-facing back yard with fruit trees and room for everyone! Easy access to Lougheed Highway, Coquitlam Centre, and a short distance to the Westcoast Express and the new Evergreen Skytrain. Call today!**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2111126**  
Board: V  
House/Single Family

**394 BLUE MOUNTAIN STREET**

Coquitlam  
Coquitlam West  
V3K 4J8

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date: Frontage (feet): **64.00** Original Price: **\$1,030,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**  
Depth / Size: Bathrooms: **2** Age: **62**  
Lot Area (sq.ft.): **7,497.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,819.22**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **009-706-283**  
Tour: **Virtual Tour URL**

View: **No**  
Complex / Subdiv:  
Services Connected: **Community**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Other, Wood**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations: **Partly** Reno. Year: **2014**  
# of Fireplaces: **0** R.I. Plumbing:  
Fireplace Fuel: R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Single, Open**  
Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **Yes: ALARM SYSTEM & SECURITY CAMERA**  
Fixtures Rmvd: **Yes: ALARM SYSTEM**  
Floor Finish: **Laminate, Tile**

Legal: **PL NWP12396 LT 7 DL 108 LD 36**

Amenities: **In Suite Laundry**

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	24'5 x 13'4			x			x
Main	Eating Area	9'11 x 7'4			x			x
Main	Kitchen	13'4 x 9'11			x			x
Main	Master Bedroom	14'4 x 11'11			x			x
Main	Bedroom	10'11 x 9'11			x			x
Bsmt	Living Room	23'11 x 12'6			x			x
Bsmt	Kitchen	10' x 8'7			x			x
Bsmt	Bedroom	13'10 x 10'5			x			x
Bsmt	Laundry	18'1 x 13'4			x			x
		x			x			

Finished Floor (Main):	<b>1,175</b>	# of Rooms:	<b>9</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>3</b>		<b>No</b>		Barn:
Finished Floor (Below):	<b>1,125</b>	# of Levels:	<b>2</b>	2	<b>Bsmt</b>	<b>3</b>		<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3						Pool:
Finished Floor (Total):	<b>2,300 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>2</b>	5						Door Height:
Grand Total:	<b>2,300 sq. ft.</b>	Basement: <b>Fully Finished</b>		6						
				7						
				8						

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

**Do not be fooled by the address. Once you step inside, you will be surprised to find the quietness due to the newer installed vinyl window. Home has been renovated in the last 5 years including windows, kitchen, bathroom, flooring and paint. Truly move in condition. The basement has a self contained super large one bedroom unit (potential to add a den as well). House is located in central location of Coquitlam West. Bus stop is steps away. A short walk to restaurant on Austin. Schools are close by including Lord Baden Powell elementary, Lady of fatima independent school. Short drive or bus ride to Lougheed skytrain station. You also have a large deck plus a flat spacious back yard. Showing is by appointment. Contact agent.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2078451**  
Board: V  
House/Single Family

**750 COMO LAKE AVENUE**

Coquitlam  
Coquitlam West  
V3J 3M8

Residential Detached

**\$999,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>8,110.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,647.66</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-084-045</b>
			Tour:
View: <b>No :</b>			
Complex / Subdiv:			
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>			

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
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: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **PL NWP15484 LT 3 DL 366 LD 36 GROUP 1 EXCEPT PLAN BCP47990**

Amenities: **Garden**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 12'0			x			x
Main	Kitchen	13'0 x 11'0			x			x
Main	Master Bedroom	11'0 x 11'0			x			x
Main	Laundry	11'0 x 8'0			x			x
Above	Bedroom	15'0 x 9'0			x			x
Above	Bedroom	12'0 x 12'0			x			x
Bsmt	Living Room	16'0 x 11'0			x			x
Bsmt	Kitchen	11'0 x 8'0			x			x
Bsmt	Bedroom	10'0 x 10'0			x			
Bsmt	Other	8'0 x 7'0			x			

Finished Floor (Main):	<b>800</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>391</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>699</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>1,890 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>1,890 sq. ft.</b>		7				
			8				

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

**3 bedroom family home on 2 levels plus a fully finished basement. Gourmet kitchen, new laminate floors, and bathroom with Jacuzzi tub. Convenient laundry & master bedroom on the main; PLUS 2 more large bedrooms upstairs. Basement has a bright one bedroom suite w/a great kitchen, large living room & separate laundry. Lovely private 70' x 120' lot w/fenced yard. Front driveway & lane access to add '1 parking for cars & RV. Very convenient location; near skytrain, SFU, buses and transportation. Open House Sunday July 10, 2-4pm.**