



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2321684
Board: V
House/Single Family

10 2986 COAST MERIDIAN ROAD

Port Coquitlam
Birchland Manor
V3B 3M8

Residential Detached

\$619,000 (LP)

(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$649,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1978
Depth / Size: 82	Bathrooms:	2	Age: 41
Lot Area (sq.ft.): 3,319.00	Full Baths:	1	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$1,948.56
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?: No			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-661-787
			Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport & Garage, Open, Visitor Parking**

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

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

Legal: **PL NWS1149 LT 32 LD 36 SEC 6 TWP 40. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Playground, Storage**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Range Top, Refrigerator, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	11' x 8'			x			x
Main	Family Room	14'5 x 12'			x			x
Main	Kitchen	13'5 x 8'			x			x
Main	Foyer	3'5 x 12'			x			x
Above	Bedroom	14' x 10'5			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10'5 x 9'			x			x
Above	Den	7' x 8'			x			x
Above	Foyer	3' x 21'5			x			x
		x			x			
Finished Floor (Main):	564	# of Rooms: 9	Bath			# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	640	# of Kitchens: 1	1	Main	2	No		Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	No		Workshop/Shed: 8X8
Finished Floor (Basement):	0	Suite: None	3					Pool:
Finished Floor (Total):	1,204 sq. ft.	Crawl/Bsmt. Height:	4					Garage Sz:
		Beds in Basement: 0	5					Door Height:
Unfinished Floor:	0	Basement: Crawl	6					
Grand Total:	1,204 sq. ft.	Beds not in Basement: 3	7					
			8					

Listing Broker(s): **City 2 City Real Estate Serv.**

Rare opportunity to own a DETACHED HOUSE in Port Coquitlam with over 3300 SQ FT LAND! FULLY UPDATED, beautiful crown moldings, designer paint, solid maple hardwood floors, custom kitchen cabinetry with stainless steel appliances, elegant backsplash, high-end steam washer/dryer, double glazed thermal windows, 1 year old roof and hot water tank. Den on 3rd level leading to a potential rooftop deck. Enjoy the outdoors with a generous size front & backyard with access to kids playground. Shed for a home office or storage. Nestled in a family-friendly, quiet complex surrounded by mature trees and park-like setting. Walking distance to good schools, shopping, Hyde Creek Recreation Centre, PoCo trail & Transit. Quick close option is available.



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Active
R2323059
Board: V
House/Single Family

2731 DAVIES AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2K1

Residential Detached

\$650,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$650,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1946
Depth / Size:	Bathrooms:	1	Age: 72
Lot Area (sq.ft.): 4,163.00	Full Baths:	1	Zoning: RS4
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,014.90
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-526-614
			Tour:
View:	No :		
Complex / Subdiv:			
Services Connected:	Community		

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stone**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP2208 LT 4 BLK 7 DL 380 LD 36. GROUP 1.**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions		
Main	Living Room	13' x 11'			x			x		
Main	Kitchen	8' x 8'			x			x		
Main	Dining Room	9' x 7'			x			x		
Main	Master Bedroom	15' x 7'			x			x		
Main	Bedroom	9' x 9'			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
		x			x			x		
Finished Floor (Main): 650			# of Rooms:5			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0			# of Kitchens: 1			1	Main	4	No	Barn:
Finished Floor (Below): 0			# of Levels: 1			2				Workshop/Shed: 14' x
Finished Floor (Basement): 0			Suite:			3				Pool:
Finished Floor (Total): 650 sq. ft.			Crawl/Bsmt. Height:			4				Garage Sz:
			Beds in Basement: 0			5				Door Height:
			Basement: Crawl			6				
			Beds not in Basement:2			7				
						8				
Unfinished Floor: 0										
Grand Total: 650 sq. ft.										

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

Detached house - NO STRATA Fees. Central location - close to all shopping, transit and amenities. Two bedroom house with detached workshop and private fenced yard. Priced below tax assessment value. Zoned RS4 for future small lot development. Live in or rent & hold for future. Contact Listing Realtor to schedule all showings.



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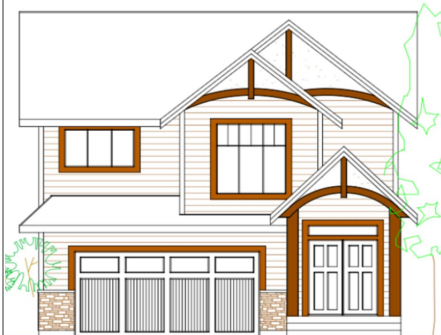
Active
R2328409
Board: V
House/Single Family

863 PATRICIA AVENUE

Port Coquitlam
Lincoln Park PQ
NON ONO

Residential Detached

\$669,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$669,000**
Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **9999**
Depth / Size: Bathrooms: **1** Age: **999**
Lot Area (sq.ft.): **5,206.00** Full Baths: **1** Zoning: **RS2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$0.00**
Rear Yard Exp: For Tax Year:
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **030-520-738**
Tour:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard**
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: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

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

Legal: **PL EPP83953 LT 3 LD 36 SEC 6 TWP 40.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,302	# of Rooms:	1	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,301	# of Kitchens:	1		2	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4				Pool:
Finished Floor (Total):	2,603 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 0		6				Door Height:
Grand Total:	2,603 sq. ft.	Basement: Crawl			7				
					8				

Listing Broker(s): **Oneflatfee.ca**

Build a brand new house on this 5206 sq./ft. lot with great mountain views from your rear yard & deck. Great Lincoln Park location near schools, parks, spraypark (down the street) and shopping. Also B.C. Christian Academy is a few blocks away. City will allow a two story home with suite & crawl space. City will be upgrading & paving Patricia Ave (Capital works project in affect see city for details). Underground power lines will front the properties. Price does not include construction costs. Lots 1, 2 & 4 are also available.



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Active
R2323449
Board: V
House/Single Family

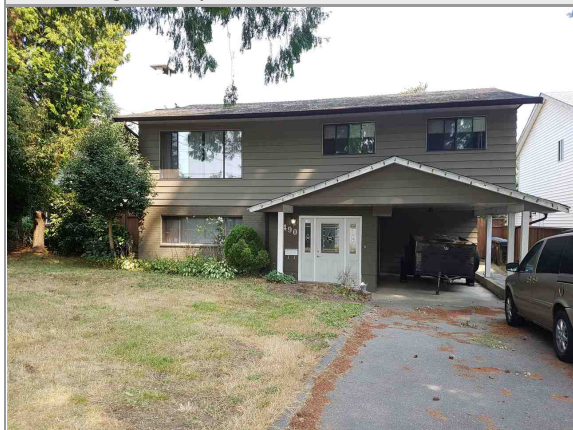
1490 APEL DRIVE

Port Coquitlam
Oxford Heights
V3B 2V4

Residential Detached

\$754,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**
Depth / Size: Bathrooms: **3** Age: **40**
Lot Area (sq.ft.): **5,930.00** Full Baths: **3** Zoning: **SFD**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,570.28**
Rear Yard Exp: **West** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **006-466-672**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
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: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, RV Parking Avail.**

Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **3 BLOCKS**
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP49744 LT 92 LD 36 SEC 7 TWP 40.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 16'2			x			x
Main	Kitchen	12' x 11'9			x			x
Main	Dining Room	12' x 9'			x			x
Main	Master Bedroom	13'5 x 11'5			x			x
Main	Bedroom	9' x 11'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Recreation	12'6 x 28'7			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **1,195**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **773**
Finished Floor (Total): **1,968 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,968 sq. ft.**

of Rooms: **7**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Fully Finished, Part**

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

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

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

Tons of potential in this basement entry home with access from the front on Apel and Ulster from the back of the property. Super convenient location situated close to Hyde Creek Rec Center / Pool and Minnekhada Middle School! This home offers three bedroom and two bathrooms up top, a large recroom and suite potential on the lower level. Needs some TLC - perfect if you are handy and looking to build some sweat equity. 100k below Assessed Value!



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Active
R2331274
Board: V
House/Single Family

2336 RINDALL AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1V2

Residential Detached

\$799,000 (LP)

(SP)



Sold Date: Frontage (feet): **49.28** Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1909**
Depth / Size: **100** Bathrooms: **2** Age: **110**
Lot Area (sq.ft.): **4,928.00** Full Baths: **2** Zoning: **RA1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,431.32**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-036-170**
Tour: **Virtual Tour URL**

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

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

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**

Fuel/Heating: **Hot Water**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1**

Parking: **DetachedGrge/Carport**

Parking Access: **Front, Lane**

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: **Hardwood, Tile**

Legal: **PL NWP2080 LT 5 BLK 25 LD 36. DISTRICT LOT 174&289.**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 12'			x			x
Main	Kitchen	7'10 x 7'			x			x
Main	Dining Room	12' x 7'2			x			x
Main	Master Bedroom	10'11 x 8'11			x			x
Main	Foyer	5'8 x 5'4			x			x
Above	Bedroom	19' x 11'10			x			x
Above	Flex Room	15'5 x 7'8			x			x
Below	Bedroom	11'9 x 9'7			x			x
Below	Recreation	13'8 x 9'6			x			x
		x			x			

Finished Floor (Main): **710**
Finished Floor (Above): **430**
Finished Floor (Below): **436**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,576 sq. ft.**

Unfinished Floor: **349**
Grand Total: **1,925 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: **Full, Partly Finished**

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

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

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

AMAZING and CHARMING character home! Beautifully maintained and restored with its original features displayed brilliantly! Original H/W floors, character doors, stain glass windows, wainscoting, crown moulding & baseboards, claw bathtub, and hot water heaters add to the charming details of this home. Country-style kitchen with open shelves, wood counters & rare built-in cutting boards, cozy living room plus Master on main floor, all with large windows for lots of natural light! Upstairs with large bedroom and bonus flex area. Downstairs features a 3rd bedroom, 2nd bathroom with soaker tub, rec room plus entry to backyard. 2 unfinished rooms await your ideas. Large backyard, perfect for summer BBQs! Detached single garage with lane access. Walk to Riverside Elem & West Coast Express.



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Active
R2319752

Board: V
House/Single Family

3857 INVERNESS STREET

Port Coquitlam
Lincoln Park PQ
V3B 3B9

Residential Detached

\$799,000 (LP)

(SP)



Sold Date:	Frontage (feet):	64.00	Original Price: \$799,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1959
Depth / Size: 122	Bathrooms:	2	Age: 59
Lot Area (sq.ft.): 7,808.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,248.59
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-539-450
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

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

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **5**

Covered Parking: **0**

Parking Access: **Front**

Parking: **Open**

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: **Laminate, Mixed**

Legal: **PL NWP19738 LT 12 LD 36 SEC 7 TWP 40**

Amenities: **None**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 11'1			x			x
Main	Dining Room	8'5 x 5'5			x			x
Main	Kitchen	11' x 10'10			x			x
Main	Master Bedroom	15' x 9'6			x			x
Main	Bedroom	11'5 x 9'6			x			x
Main	Bedroom	11'8 x 9'1			x			x
Main	Den	7' x 5'6			x			x
Main	Laundry	14'6 x 5'6			x			x
		x			x			
		x			x			

Finished Floor (Main):

1,308

Finished Floor (Above):

0

Finished Floor (Below):

0

Finished Floor (Basement):

0

Finished Floor (Total):

1,308 sq. ft.

Unfinished Floor:

0

Grand Total:

1,308 sq. ft.

of Rooms: **8**

of Kitchens: **1**

of Levels: **1**

Suite: **None**

Crawl/Bsmt. Height:

Beds in Basement: **0**

Basement: **None**

Beds not in Basement: **3**

Bath

1

2

3

4

5

6

7

8

Floor

Main

Main

of Pieces

3

4

Ensuite?

Yes

No

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

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

Builders and Investors Alert !! A huge lot in beautiful neighbourhood of PoCo. This beautiful rancher comes with 3 bedroom and 2 bathrooms, spacious living room, huge patio overlooking big backyard. Easy access to major highways and routes, shopping centre, recreation centre and both level of schools. Call to book your showings before this becomes a history !!



Presented by:
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Active
R2322791
Board: V
House/Single Family

1683 RENTON AVENUE

Port Coquitlam
Oxford Heights
V3B 6Z7

Residential Detached

\$799,800 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$799,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
Depth / Size: **124** Bathrooms: **2** Age: **30**
Lot Area (sq.ft.): **6,189.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,726.09**
Rear Yard Exp: **Northeast** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-167-605**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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 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: **Mixed**

Legal: **LOT 2 LD 36 SEC 12 TWP 39 PLAN 75299**

Amenities:

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 14'0			x			x
Main	Dining Room	13'0 x 11'0			x			x
Main	Kitchen	13'0 x 12'0			x			x
Main	Eating Area	16'0 x 12'0			x			x
Main	Master Bedroom	14'0 x 12'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Bedroom	11'0 x 9'0			x			x
Main	Laundry	7'0 x 6'0			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,600	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	3	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,600 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Grand Total:	1,600 sq. ft.	Basement: Crawl		6						
				7						
				8						

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

A rare find in a great family neighbourhood this tidy three bedroom rancher is right across the road from Ecole Irvine Elementary with it's enormous playground (construction slated to begin for the new school in spring 2019!) and ready to move into. Spacious living and dining area. Sunny kitchen with lots of cabinets and counter space as well as large eating area with French doors to the backyard. Three bedrooms, good-sized master with ensuite and a door to the back yard. Big laundry room and lots of storage throughout. Double garage and driveway. Flat lot that could have lots of play space of repair the current inground pool. This beautifully maintained, established neighbourhood is near to Hyde Creek Park rec centre, trails, shops and restaurants. A sweet little gem for a young family!



Presented by:
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Active
R2328727
Board: V
House/Single Family

3464 VINCENT STREET

Port Coquitlam
Glenwood PQ
V3B 3T7

Residential Detached

\$818,800 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): **33.00** Original Price: **\$818,800**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1972**
Depth / Size: Bathrooms: **2** Age: **46**
Lot Area (sq.ft.): **4,026.00** Full Baths: **2** Zoning: **RA1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,357.65**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-518-247**
Tour:
View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
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) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access:
Parking: **Open**
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 NWP2145 LT 3 DL 479 LD 36. GROUP 1.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 11'10"			x			x
Main	Dining Room	15' x 8'			x			x
Main	Kitchen	12'3 x 10'			x			x
Main	Master Bedroom	13'3 x 9'			x			x
Main	Bedroom	9'9 x 9'			x			x
Main	Bedroom	11'4 x 7'6"			x			x
Below	Family Room	21' x 12'6"			x			x
Below	Bedroom	12'6 x 12'			x			x
Below	Bedroom	13'9 x 8'10"			x			x
		x			x			

Finished Floor (Main): **1,008**
Finished Floor (Above): **0**
Finished Floor (Below): **1,008**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,016 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,016 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

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

This 5 bedroom 2 bath home in the heart of Glenwood PQ has huge outdoor covered patio area and incredible wet bar area downstairs for the perfect 'man-cave' or EASILY CONVERT INTO 2 BEDROOM SUITE - second entry already in, just needs stove and laundry. 5 minute drive to the new Evergreen Line Skytrain Station, steps to all levels of schools, restaurants, cafes, nature trails and shops.



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Active
R2331331
Board: V
House/Single Family

2132 MARY HILL ROAD

Port Coquitlam
Central Pt Coquitlam
V3C 3A1

Residential Detached
\$829,900 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$829,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1915**
Depth / Size: **0.00** Bathrooms: **2** Age: **104**
Lot Area (sq.ft.): **3,548.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,023.30**
Rear Yard Exp: **East** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **001-900-978**
Tour:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **None**
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: **2** Covered Parking: **1** Parking Access:
Parking: **Open, RV Parking Avail.**

Dist. to Public Transit: **1/4 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP2088 LT 5 DL 289 LD 36. GROUP 1, EXC PCL H (PLAN WITH BYLAW FILED 6287).**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'7	Bsmt	Laundry	9'5 x 4'4			x
Main	Kitchen	10'1 x 9'3			x			x
Main	Dining Room	8'10 x 7'9			x			x
Main	Den	8'10 x 8'2			x			x
Main	Laundry	0'0 x 0'0			x			x
Above	Bedroom	13'7 x 10'3			x			x
Above	Bedroom	13'5 x 8'7			x			x
Bsmt	Living Room	11'9 x 9'11			x			x
Bsmt	Kitchen	11' x 10'5			x			
Bsmt	Bedroom	10'4 x 10'1			x			

Finished Floor (Main):	650	# of Rooms:	11	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	403	# of Kitchens:	2	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Bsmt	4	No			Workshop/Shed:
Finished Floor (Basement):	650	Suite:	Unauthorized Suite	3						Pool:
Finished Floor (Total):	1,703 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 1	Beds not in Basement: 2	5						Door Height:
Unfinished Floor:	0	Basement: Full		6						
Grand Total:	1,703 sq. ft.			7						
				8						

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

Super nice character style starter home with one bedroom suite in full height bsmt. Polished & cared for top to bottom in this 3 level home. Much better value than a town home. Main floor offers updated kitchen cabinets & counters, large living room with built in cabinets, full 4 piece bath updated, bright dining room with built in cabinets, office or den & separate laundry. Head up the custom wood & tile stairway to the top floor where 2 spacious bedrooms await. Basement suite has its own laundry, spacious bright rooms, same happy tenant for 4 years. New flooring in bsmt. Double windows throughout this fine home. Private landscaped yard. Very quiet home. Lane access, parking for 2 cars/RV's. Steps to transit, schools, shopping & Poco Rec Centre opening in 2019. OPEN HOUSE SAT 2:30-4, 19th



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Active
R2313571
Board: V
House/Single Family

4020 MARS PLACE

Port Coquitlam
Oxford Heights
V3B 6B9

Residential Detached

\$830,000 (LP)
(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$880,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1983**
Depth / Size: **110** Bathrooms: **3** Age: **36**
Lot Area (sq.ft.): **5,590.00** Full Baths: **2** Zoning: **RS**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,616.61**
Rear Yard Exp: **East** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-669-331**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **3** Covered Parking: **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: **Mixed**

Legal: **PL NWP60908 LT 499 LD 36 SEC 7 TWP 40**

Amenities: **None**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'1			x			x
Main	Dining Room	9'8 x 11'0			x			x
Main	Kitchen	9'10 x 11'7			x			x
Main	Family Room	14'1 x 13'3			x			x
Above	Master Bedroom	12'0 x 12'10			x			x
Above	Bedroom	9'11 x 13'9			x			x
Above	Bedroom	9'8 x 9'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	922	# of Rooms:	7	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	836	# of Kitchens:	1	1	Main	2	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Main	3	Yes			Pool:
Finished Floor (Total):	1,758 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Grand Total:	1,758 sq. ft.	Basement: Crawl		6						
				7						
				8						

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

Royal LePage West R.E.S.

This bright 2 level, 3 bdrm home is tucked away at the end of a cul de sac, serenely situated just off the PoCo Trail, in sought after Oxford Heights. The home backs onto the greenbelt, and the PoCo Trail. Features include Vaulted Ceilings in the Living Room, floor to ceiling stone fireplaces (one gas & one wood burning), & huge open concept kitchen opening onto the wrap around sundeck, newer SS appliances and very large island. Main bathroom completely reno'd with deep soaker tub, new flooring, walls, sink and toilet. New hot water tank & heat efficient furnace. Located minutes from Minnekada Regional Park, Deboville slough, Pitt River and all levels of schooling. Perfect family home.



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Active
R2320597

Board: V
House/Single Family

1375 PRAIRIE AVENUE

Port Coquitlam
Lincoln Park PQ
V3B 1S9

Residential Detached

\$835,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$835,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1985
Depth / Size:	Bathrooms:	3	Age: 33
Lot Area (sq.ft.): 4,026.00	Full Baths:	2	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,107.11
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-771-241
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**

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

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

Legal: **PL NWP2324 LT 11 BLK 14 LD 36 SEC 6 TWP 40. PART NW 1/4.**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 12'10	Above	Bedroom	9'4 x 8'11			x
Main	Dining Room	11'2 x 9'5			x			x
Main	Kitchen	13' x 10'			x			x
Main	Eating Area	11'6 x 9'5			x			x
Main	Den	11'2 x 10'6			x			x
Main	Master Bedroom	14'4 x 12'8			x			x
Main	Bedroom	11'3 x 10'10			x			x
Main	Laundry	7'10 x 7'7			x			x
Above	Family Room	9'7 x 8'			x			
Above	Other	10'6 x 7'10			x			

Finished Floor (Main): **1,184**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **722**
Finished Floor (Total): **1,906 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,906 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Fully Finished**

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

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

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

Wonderful Tudor style home in a great area of Lincoln Park. Excellent starter or downsize to a rancher with very few stairs. This charming 2 bdrm, 2 bath home boasts an open concept layout featuring fresh paint, new lighting, new laminate flooring, updated spacious kitchen with high quality S/S appliances, quartz countertops, full bath with double sink and granite countertop, master bedroom with ensuite and a fenced yard. Tons of storage in the crawl space Bonus room with wet bar is perfect for a man cave, inlaws, nannys or guests! Super convenient location! Just a short walk to all amenities including schools, Save On Foods, shopping, Starbucks, banks, restaurants, transportation & Hyde Creek recreation centre. Hurry! this won't last! Open House Nov 10th Sat 1-3pm



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Active
R2321831
Board: V
House/Single Family

1102 ELLIS DRIVE

Port Coquitlam
Birchland Manor
V3B 1G8

Residential Detached

\$848,000 (LP)

(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$868,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
Depth / Size: **140** Bathrooms: **2** Age: **49**
Lot Area (sq.ft.): **6,325.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,537.46**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-255-055**
Tour:
View: **Yes: GREEN SPACE**
Complex / Subdiv: **BIRCH MANOR**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Electric**
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: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP36092 LT 283 LD 36 SEC 6 TWP 40.**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Master Bedroom	11'5 x 11'			x			x
Main	Bedroom	11' x 8'			x			x
Main	Bedroom	10' x 8'			x			x
Bsmt	Recreation	16' x 13'			x			x
Bsmt	Bedroom	11' x 9'			x			x
Bsmt	Laundry	6' x 6'			x			
Bsmt	Storage	10' x 5'			x			

Finished Floor (Main):	1,035	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	765	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	1,800 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total:	1,800 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Fabulous 4 Bedrooms, 2 Full Bath beauty in Birch Manor! Very PRIVATE SETTING BACK YARD! Quiet and Bright SOUTH FACING. Mountain View! Upgraded Home with newer kitchen with custom back splash. Gleaming hardwood floor in living room and dining rooms. Custom blinds, 2 new, stylish fireplaces. Nice main bath. Designer paint and custom doors. Highly efficient double vinyl windows. Newer carpet. Fantastic covered deck with skylights for extended living area. Oversized single garage and room for 5 cars or RV. Fully fenced, South Facing, landscaped backing on to GREENBELT for ultimate peace and privacy. Walking distance to schools, transit, market, park and everywhere.



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Active
R2299802

Board: V
House/Single Family

3547 HANDLEY CRESCENT

Port Coquitlam
Lincoln Park PQ
V3B 2Y4

Residential Detached

\$849,000 (LP)

(SP)



Sold Date: Frontage (feet): **55.00** Original Price: **\$949,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1972**
Depth / Size: Bathrooms: **3** Age: **47**
Lot Area (sq.ft.): **8,827.00** Full Baths: **2** Zoning: **RES**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,772.40**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-216-782**
Tour: **Virtual Tour URL**

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

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

Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, 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: **Yes: outdoor fireplace on deck**
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT 18 LD 36 SEC 6 TWP 40 PL 21059**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 14'2	Below	Laundry	22'8 x 9'11			x
Main	Kitchen	15'1 x 13'9						x
Main	Dining Room	9'11 x 9'7						x
Main	Eating Area	15'1 x 9'5						x
Main	Master Bedroom	10'1 x 13'9						x
Main	Bedroom	8' x 10'9						x
Main	Bedroom	13'3 x 10'9						x
Below	Recreation	17'8 x 13'1						x
Below	Bedroom	12'8 x 10'3						
Below	Bedroom	10'7' x 13'1						

Finished Floor (Main):	1,400	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	910	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,310 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,310 sq. ft.	Basement: Full	6				
		Beds not in Basement: 5	7				
			8				

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

RE/MAX Treeland Realty

BRING THE WHOLE FAMILY & THE TOYS! THERE'S DEFINITELY ROOM in this UPDATED 2310 sq ft home on LARGE, PRIVATE pie shaped lot in great neighbourhood! ENJOY ENTERTAINING in the SPACIOUS, OPEN & BRIGHT kitchen w/NEWER CABINETRY & COUNTERS, BRAND NEW SS APPLIANCES including CONVECTION OVEN, HUGE EATING AREA & doors on either side to "his & her decks" where you can relax, BBQ & enjoy the view of park like yard perfect for kids & dogs! Also on main is living rm w/cozy FP, modern 4 pce bath, 3 BDRMS incl. master w/ensuite. FULL BSMT has big REC RM w/FP, 2 more BDRMS, laundry & tons of storage! Covered carport & 2 DRIVEWAYS with room for 10 VEHICLES/RV/BOAT! EXCELLENT LOCATION TOO! Close to great schools, amazing parks, shopping & transit! PRICE REDUCED TO \$849,000! OPEN HOUSE 2-4PM SUN. JAN 13TH



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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nikkic@remax.net



Active
R2329571
Board: V
House/Single Family

3137 RALEIGH STREET

Port Coquitlam
Central Pt Coquitlam
V3C 3J3

Residential Detached

\$849,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$849,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1974
Depth / Size:	Bathrooms:	2	Age: 45
Lot Area (sq.ft.): 6,896.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,833.34
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 027-555-305
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Rear**
Parking: **Add. Parking Avail., Open**

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

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

Legal: **PL BCP36658 LT A DL 380 LD 36. GROUP 1.**

Amenities: **Playground**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 12'	Main	Bedroom	11' x 11'			x
Main	Kitchen	17'5 x 11'			x			x
Main	Dining Room	9'7 x 11'3			x			x
Main	Bedroom	11' x 9'6			x			x
Main	Bedroom	17' x 9'6			x			x
Main	Bedroom	11' x 8'6			x			x
Main	Kitchen	7'9 x 7'3			x			x
Main	Living Room	19' x 17'			x			x
Main	Bedroom	12'5 x 10'			x			
Main	Bedroom	13'10 x 10'			x			

Finished Floor (Main): **1,260**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,200**
Finished Floor (Total): **2,460 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,460 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: **6**
Basement: **Full, Fully Finished**

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

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

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

The house is located on the recreational site with private green belt backyard. It's also close to the Coquitlam Centre. This community also has great development potential for the builders. This house consists of 6 bedrooms with 3 bed rooms up and 3 bedrooms down. Each floor has it's own kitchen. The basement could be rented out about \$1400/month. Shopping convenient and bus loop, west coast express. New sky train within 20 min walking distance.



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Active
R2328962

Board: V
House/Single Family

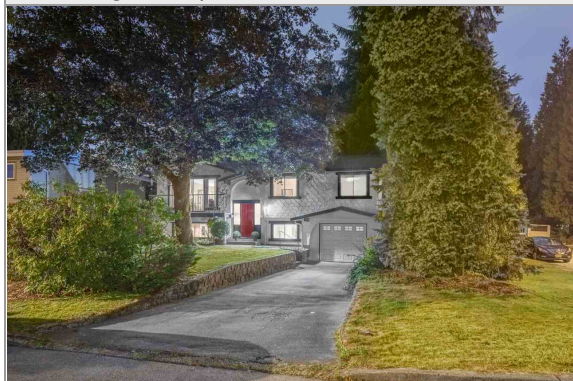
1153 BLUE HERON CRESCENT

Port Coquitlam
Lincoln Park PQ
V3B 1W9

Residential Detached

\$849,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$849,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1972
Depth / Size:	Bathrooms:	2	Age: 47
Lot Area (sq.ft.): 5,910.00	Full Baths:	1	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$3,683.97
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-671-401
			Tour:

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

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, 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: :
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Legal: **PL NWP39737 LT 107 LD 36 SEC 6 TWP 40.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	16'8 x 14'0	Bsmt	Storage	10'4 x 9'3			x
Above	Dining Room	11'0 x 8'9			x			x
Above	Kitchen	15'3 x 10'7			x			x
Above	Master Bedroom	13'10 x 11'3			x			x
Above	Bedroom	11'3 x 10'9			x			x
Above	Bedroom	10'8 x 8'8			x			x
Bsmt	Recreation	16'0 x 14'0			x			x
Bsmt	Den	10'6 x 9'3			x			x
Bsmt	Bedroom	14'6 x 9'3			x			x
Bsmt	Laundry	11'4 x 9'3			x			x

Finished Floor (Main):	1,191	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	819	Suite:	3				Pool:
Finished Floor (Total):	2,010 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6				
Grand Total:	2,010 sq. ft.		7				
			8				

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

Welcome home! This 4 bedroom family home in desirable Lincoln Park checks off all the boxes. Lovingly cared for by the homeowners for the past 22 YEARS! Gorgeous CORNER LOT with tons of privacy lush mature trees. Upstairs features 3 spacious bedrooms, including your master bedroom with ensuite. The living room offers a stunning floor to ceiling brick fireplace and is steps away from your private dining room with sliding doors to the fully COVERED back deck. An entertainer's dream! NEWER ROOF, FURNACE, AND HOT WATER TANK! Downstairs you will find your spacious recreation room, gym, and 4th bedroom. Don't forget about the extra long driveway with room to park your RV! Close to Port Coquitlam's best schools and recreation. OPEN SUN 2-4PM



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Active
R2331913

Board: V
House/Single Family

1871 COQUITLAM AVENUE

Port Coquitlam
Glenwood PQ
V3B 1J1

Residential Detached

\$849,900 (LP)
(SP)



Sold Date: _____ Frontage (feet): **58.00** Original Price: **\$849,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1971**
Depth / Size: **128** Bathrooms: **3** Age: **48**
Lot Area (sq.ft.): **7,467.00** Full Baths: **2** Zoning: **RS4**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,779.97**
Rear Yard Exp: **North** For Tax Year: **2017**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **008-485-461**
Tour: _____
View: **No :**
Complex / Subdiv: _____
Services Connected: **Electricity, Storm Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Other, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
of Fireplaces: **0**
Fireplace Fuel: _____
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: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single**

Dist. to Public Transit: **1** Dist. to School Bus: **7**
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP38162 LT 103 DL 466 LD 36.**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Cleared, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'3 x 12'5			x			x
Main	Kitchen	12'8 x 9'			x			x
Main	Dining Room	9'12 x 6'			x			x
Main	Living Room	16'5 x 12'2			x			x
Main	Bedroom	10'2 x 9'			x			x
Main	Bedroom	10'3 x 9'2			x			x
Below	Recreation	17'3 x 12'			x			x
Below	Kitchen	12'3 x 8'4			x			x
Below	Bedroom	9'11 x 11'6			x			
Below	Bedroom	9'9 x 7'6			x			

Finished Floor (Main):	1,087	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	790	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	1,877 sq. ft.	Crawl/Bsmt. Height: _____	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Grand Total:	1,877 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6				
			7				
			8				

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

RE/MAX Sabre Realty Group

Updated home on flat lot. Updates include vinyl windows, brand new kitchen appliances, new flooring & paint upstairs, roof only 5 years old, furnace 10 years old. Schools only a short distance away. Central and quick access to Lougheed Highway. Bus stop less than a block away. Great starter home, rental home or for investment. City of Port Coquitlam says potential for duplex on lot or coach home. Open house this Sunday January 20th from 2-4pm.



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Active
R2298241
Board: V
House/Single Family

1406 PITT RIVER ROAD
Port Coquitlam
Mary Hill
V3C 1N7

Residential Detached
\$868,000 (LP)
(SP)



Sold Date: Frontage (feet): **37.10** Original Price: **\$868,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1971**
Depth / Size: **156.25/173.4** Bathrooms: **2** Age: **47**
Lot Area (sq.ft.): **5,511.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,219.10**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-420-719**
Tour: **Virtual Tour URL**

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Electric, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP1932 LT 21 DL 232 LD 36.**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'2	Below	Bedroom	12'7 x 10'6			x
Main	Dining Room	11'2 x 9'	Below	Bedroom	9'7 x 7'8			x
Main	Kitchen	12'3 x 9'5	Main	Laundry	8'11 x 3'10			x
Main	Master Bedroom	12'10 x 9'1	Below	Laundry	7'2 x 4'10			x
Main	Bedroom	9'3 x 7'5			x			x
Main	Bedroom	11'8 x 7'5			x			x
Main	Walk-In Closet	8'11 x 5'11			x			x
Below	Kitchen	9'6 x 8'2			x			x
Below	Dining Room	11'9 x 10'2			x			
Below	Living Room	14'5 x 11'9			x			

Finished Floor (Main):	1,026	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	1,021	# of Levels:	2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Licensed Suite	3				Pool:
Finished Floor (Total):	2,047 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Door Height:
Grand Total:	2,047 sq. ft.	Basement:	Fully Finished	6				
				7				
				8				

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

This nice, bright single detached home has lots of upgrade: - big ticket items were upgraded year 2014 - newer kitchen, appliances, windows, window coverings/blinds, bathrooms, bedrooms, spacious walk in closet in master bedrm, fireplace, new deck, railings, patio cover, 2 in-suite laundry areas. New high efficiency furnace was replaced in November 2017. Roof is 9 years old. Open concept. Authorized 2 bedroom suites is a great mortgage or in-law suite, on ground level. Lots of potential for this long lot . Easy commute to Vancouver via West Coast Express, Coquitlam Central Station. Close to Kilmer Elementary School. Book your appointment now... don't miss this one. SHOWINGS: TUESDAY 12- 4PM, AND SUNDAY BETWEEN 2PM - 4PM, BY APPOINTMENT ONLY, 24 HOUR NOTICE.



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Active
R2328611
Board: V
House/Single Family

1146 FRASER AVENUE

Port Coquitlam
Birchland Manor
V3B 1L8

Residential Detached

\$868,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$868,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1970
Depth / Size:	Bathrooms:	2	Age: 49
Lot Area (sq.ft.): 7,182.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,573.23
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-937-401
			Tour: Virtual Tour URL

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

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

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

Total Parking: **4** 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: **No** :
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP37656 LT 187 LD 36 SEC 6 TWP 40.**

Amenities: **None**

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'7 x 10'11			x			x
Main	Dining Room	8'10 x 11'4			x			x
Main	Living Room	13'4 x 14'0			x			x
Main	Bedroom	11'2 x 10'11			x			x
Main	Bedroom	8'4 x 10'7			x			x
Main	Bedroom	7'11 x 10'7			x			x
Below	Recreation	13'4 x 14'0			x			x
Below	Bedroom	10'11 x 8'6			x			x
Below	Steam Room	4'8 x 13'7			x			
Below	Laundry	8'11 x 5'9			x			

Finished Floor (Main):	1,009	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	632	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,641 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	63	Basement: Full	6				
Grand Total:	1,704 sq. ft.	Beds not in Basement: 4	7				
			8				

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

Royal LePage Sterling Realty

SEE OUR LISTING FILM! Reno'd 4 bdrm/2 bath split entry home with mountain views & about \$100,000 in recent renovations. Flat & generous 7182 SF lot w/fully fenced South facing backyard in PoCo's Birchland Manor neighbourhood. Originally built in 1970, but put the word NEW in front of all these: lighting, hot water tank, roof, gutters, garage door, driveway, landscaping, back deck, efficient E rated vinyl windows, exterior & interior paint, baseboards, doors, 6.5 inch laminate flooring up, white kitchen cabinets, Samsung stove/dishwasher/fridge, quartz counter tops in kitchen & bath, bath tiles & vanity, Montigo gas fireplace, carpets on stairs & lower level, tiles upon entry, glass railing for stairs. Quiet/Central street. Blakeburn Elementary/ Terry Fox Secondary.



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Active
R2322325

Board: V
House/Single Family

3759 COAST MERIDIAN ROAD

Port Coquitlam
Oxford Heights
V3B 3P2

Residential Detached

\$869,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$869,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1978
Depth / Size:	Bathrooms:	3	Age: 41
Lot Area (sq.ft.): 6,344.00	Full Baths:	3	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,671.23
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-171-351
			Tour: Virtual Tour URL

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

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

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

Total Parking: **3** Covered Parking: Parking Access: **Lane**
Parking: **Carport; Multiple**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Security System**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP53551 LT 444 LD 36 SEC 12 TWP 39.**

Amenities: **Storage**

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

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

Finished Floor (Main): **967**
Finished Floor (Above): **0**
Finished Floor (Below): **844**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,811 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,811 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	3	Yes
2	Main	3	No
3	Below	3	No
4			
5			
6			
7			
8			

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

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

Top 5 reasons you will want this one for your own! #1 QUALITY - This house was substantially renovated in 2016. New (2016) windows, roof, exterior hardi plank to name a few! #2 LAY OUT - This home has a unique design with 2 large beds up, and 2 down, one which is located in a 1 bedroom suite for the in-laws or additional space for your family to use as your own. Enjoy open concept throughout. #3 - FINISHES - Gorgeous Kitchen-Aid Pro appliances, modern white cabinetry, large island and french doors out to your patio! Modern fireplaces, heated floors, spacious bathrooms and sleek laminate flooring. #4 YARD - Enjoy the large backyard with lane way access, room for a lane way garage build. #5 PRICE - All of this for under \$870K in the best area of POCO!! Open Houses Sunday Jan 13, 2019.



Presented by:
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Active
R2312901
Board: V
House/Single Family

1767 COQUITLAM AVENUE

Port Coquitlam
Glenwood PQ
V3B 1H9

Residential Detached

\$879,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$899,999
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1958
Depth / Size: 121	Bathrooms:	2	Age: 60
Lot Area (sq.ft.): 7,272.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,534.00
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-088-971
			Tour:

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Lane**
Parking: **Carport; Single**

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

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

Legal: **PL NWP15391 LT 23 DL 466 LD 36.**

Amenities:

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
Above	Kitchen	14'5 x 10'0			x			x
Above	Living Room	16'5 x 11'0			x			x
Above	Dining Room	9'0 x 8'0			x			x
Above	Bedroom	11'0 x 11'0			x			x
Above	Bedroom	11'0 x 9'5			x			x
Above	Bedroom	11'0 x 10'0			x			x
Below	Kitchen	11'0 x 10'0			x			x
Below	Living Room	12'0 x 11'0			x			x
Below	Bedroom	12'0 x 9'0			x			
Below	Bedroom	12'0 x 9'0			x			

Finished Floor (Main): 1,018	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Above	4	No	Barn:
Finished Floor (Below): 1,018	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total): 2,036 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished, Separate Entry	6				
Grand Total: 2,036 sq. ft.		7				
		8				

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

Developer - Builder - Investor - 1st time buyer! Great opportunity to invest in home with large flat lot. Recent roof. RV parking with back lane access! Only walking distance to schools, shopping & transportation.



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Active
R2327470
Board: V
House/Single Family

1234 PRAIRIE AVENUE
Port Coquitlam
Birchland Manor
V3B 1S8

Residential Detached
\$885,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$885,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1962**
Depth / Size: Bathrooms: **2** Age: **56**
Lot Area (sq.ft.): **7,503.00** Full Baths: **1** Zoning: **RS1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,209.86**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-752-907**
Tour: **Virtual Tour URL**

View: **No :**
Complex / Subdiv: **BIRCHLAND MANOR**
Services Connected: **Electricity, Natural Gas, Water**

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

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

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

Legal: **PL NWP20309 LT 2 LD 36 SEC 6 TWP 40.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8" x 12'			x			x
Main	Kitchen	10'7" x 10'4"			x			x
Main	Dining Room	10'4" x 8'8"			x			x
Main	Master Bedroom	15'8" x 9'10"			x			x
Main	Bedroom	12'1" x 8'5"			x			x
Main	Bedroom	12'3" x 8'7"			x			x
Main	Laundry	13' x 11'7"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,268	# of Rooms:	7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,268 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Door Height:
Grand Total:	1,268 sq. ft.	Basement: None		6				
				7				
				8				

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

An excellent opportunity to own your own home in Birchland Manor. This cute rancher awaits your ideas. The home has an updated kitchen, 3 bedrooms and 2 baths. Real hardwood floors in the main living area, and master bedroom (with ensuite). Step out from the kitchen onto your large ground level deck with a family sized yard and lane access. Great as a starter home, or for a downsizer who still wants a larger yard.



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Active
R2310615
Board: V
House/Single Family

3841 ST. THOMAS STREET

Port Coquitlam
Lincoln Park PQ
V3B 2Z2

Residential Detached

\$889,000 (LP)
(SP)



Sold Date:	Frontage (feet):	64.00	Original Price: \$889,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1959
Depth / Size:	Bathrooms:	1	Age: 59
Lot Area (sq.ft.): 7,808.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,271.32
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 000-588-164
			Tour: Virtual Tour URL
View:	:		
Complex / Subdiv:			
Services Connected: Electricity, Sanitary Sewer, Water			

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Electric**
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: **4** Covered Parking: **0** Parking Access:
Parking: **Open, RV Parking Avail.**
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 NWP20481 LT 50 LD 36 SEC 7 TWP 40**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 11'5			x			x
Main	Dining Room	11'5 x 9'			x			x
Main	Kitchen	11'6 x 10'8			x			x
Main	Family Room	15' x 10'10			x			x
Main	Pantry	7' x 6'3			x			x
Main	Master Bedroom	11' x 9'			x			x
Main	Walk-In Closet	11'7 x 9'4			x			x
Main	Bedroom	11'7 x 9'4			x			x
Main	Storage	7' x 4'6			x			
Main	Laundry	15' x 5'			x			

Finished Floor (Main):	1,320	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,320 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 2	6				
Grand Total:	1,320 sq. ft.	Basement: Crawl	7				
			8				

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

One Percent Realty Ltd.

Wow!!! Gorgeous, updated rancher in fantastic neighbourhood close to Minnehada park, Deboville Slough, parks, schools, and shopping! Renovations include gleaming engineered hardwood flooring, newer kitchen incl shaker cabinets w/ soft close, quartz counters, stainless appliances, and lots of other extras! Feature rock wall w/ electric fireplace. Large living room PLUS family room for lots of extra space. Renovated bath w/ new tiles, fixtures and lighting. Mbdm w/ WI closet. Loads of extra storage space. Spacious backyard deck w/ lots of room for the BBQ and for entertaining, and big yard perfect for the kids and pets. Newer roof and vinyl windows. If you're looking for one level living, this is a must-see! OPEN HOUSE SUN SEP 30 1-3PM



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Active
R2224465
Board: V
House/Single Family

1747 PRAIRIE AVENUE

Port Coquitlam
Glenwood PQ
V3B 1V2

Residential Detached

\$890,900 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$890,900
Meas. Type: Feet	Bedrooms:	0	Approx. Year Built: 1947
Depth / Size:	Bathrooms:	2	Age: 72
Lot Area (sq.ft.): 5,841.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,171.13
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-433-837
			Tour:
View: No			
Complex / Subdiv:			
Services Connected: Community			

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: Parking Access: **Front, Lane**
Parking: **Add. Parking Avail.**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LT 13 BLK C PL NWP2006 DL 479 LD 36. EXCEPT: THE W 33 FEET**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 924	# of Rooms: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 0	1	Main	3	No	Barn:
Finished Floor (Below): 831	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,755 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 1,755 sq. ft.	Beds not in Basement: 0	7				
		8				

Listing Broker(s): **Home and Garden Realty**

This property is 100% available not under contract no accepted offer. Can be sold as stand alone for redevelopment or with neighbouring properties as part of land assembly. Call for details.



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Active
R2313649

Board: V
House/Single Family

3367 FLINT STREET

Port Coquitlam
Glenwood PQ
V3B 4J3

Residential Detached

\$898,900 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$898,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1981
Depth / Size: 121.55	Bathrooms:	2	Age: 37
Lot Area (sq.ft.): 4,011.00	Full Baths:	2	Zoning: RS4
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,515.55
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-628-002
			Tour: Virtual Tour URL

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
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 NWP2364 LT 27 BLK 4 DL 465 LD 36. GROUP 1.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'			x			x
Main	Kitchen	11'4 x 8'5			x			x
Main	Dining Room	12' x 7'			x			x
Main	Bedroom	13'10 x 7'			x			x
Main	Foyer	7' x 6'			x			x
Above	Master Bedroom	12'6 x 12'			x			x
Above	Bedroom	12' x 10'			x			x
Main	Bedroom	11'3 x 8'7			x			x
Above	Recreation	22' x 11'			x			x
		x			x			

Finished Floor (Main):	940	# of Rooms:	9	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	940	# of Kitchens:	1	1		Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3					Pool:
Finished Floor (Total):	1,880 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Unfinished Floor:	0	Basement: None		6					
Grand Total:	1,880 sq. ft.			7					
				8					

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

Look no further! Beautifully renovated home at desirable Glenwood area. Brand new kitchen cabinets, quartz counter top, appliances, laminate hardwood flooring, fresh painting, hot water tank & lighting fixtures and more! Huge recreation room accessing to balcony is perfect for kids playing or holding a party. 3 year old detached double car garage with lane access. École Kwayhquitlum Middle School across the street. Open House Sunday Oct 28th 2-4pm



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Active
R2331936
Board: V
House/Single Family

3330 JERVIS STREET
Port Coquitlam
Woodland Acres PQ
V3B 4P3

Residential Detached
\$899,800 (LP)
(SP)



Sold Date: Frontage (feet): **49.50** Original Price: **\$899,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Depth / Size: **121.7** Bathrooms: **3** Age: **47**
Lot Area (sq.ft.): **6,025.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,095.76**
Rear Yard Exp: **East** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-234-000**
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Open, RV Parking Avail.**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed**

Legal: **PL NWP40386 LT 138 DL 380 LD 36.**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'6 x 8'4			x			x
Main	Dining Room	18'10 x 8'3			x			x
Main	Living Room	20'4 x 12'2			x			x
Above	Master Bedroom	13'9 x 11'7			x			x
Above	Bedroom	10'6 x 8'11			x			x
Above	Bedroom	9'6 x 9'			x			x
Above	Bedroom	13' x 10'2			x			x
Above	Den	7'3 x 6'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	957	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	916	# of Kitchens:	1	1	Main	2		No		Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	3		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3		Yes		Pool:
Finished Floor (Total):	1,873 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	1,873 sq. ft.	Basement:	None	6						
				7						
				8						

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

Welcome home to Woodland Acres, arguably the most convenient neighbourhood in Port Coquitlam! 1.6km to Coq Skytrain, WC Express, Coq Centre Mall. Superstore, Keg, Earls, BC Liquor and so much more, all within 1km. 500m from Lions Parks and the Traboulay trail, easy walks to all levels of schools. This 1873 sq/ft home boasts 4 beds, den, and 3 baths. An updated kitchen opens to dining area complete with sit-up island and lots of storage. Cozy up to your private F/P in the master bed and warm your toes on the heated tile floor in the ensuite. Upgrades include 2 gas Fireplaces, Furnace, H/W, Cen A/C, Windows+Doors, Balconies, Roof. Over 900 sq/ft of outdoor entertaining space and the tranquil sounds of Maple Creek gently rolling by.



Presented by:
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Active
R2310139
Board: V
House/Single Family

2144 LAMPREY DRIVE

Port Coquitlam
Mary Hill
V3C 1K2

Residential Detached

\$899,900 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$992,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1964
Depth / Size:	Bathrooms:	2	Age: 55
Lot Area (sq.ft.): 8,806.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,966.51
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-178-893
			Tour:

View: **Yes: PARK VIEW, MOUNTAIN VIEW**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple, Open**

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

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

Legal: **PL NWP20766 LT 164 BLK K DL 342 LD 36.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 15'2	Bsmt	Living Room	9'3 x 8'7			x
Main	Kitchen	17' x 12'	Bsmt	Laundry	5' x 3'1			x
Main	Dining Room	11'1 x 12'	Bsmt	Laundry	2'7 x 4'5			x
Main	Master Bedroom	12'7 x 13'1			x			x
Main	Bedroom	9'6 x 11'1			x			x
Main	Bedroom	9'8 x 12'1			x			x
Bsmt	Recreation	23' x 12'7			x			x
Bsmt	Bedroom	12'9 x 12'11			x			x
Bsmt	Kitchen	11'5 x 4'11			x			
Bsmt	Dining Room	11'5 x 7'7			x			

Finished Floor (Main):	1,239	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	964	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,203 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	2,203 sq. ft.		7				
			8				

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

Good location in MARY HILL with quiet neighborhood, Great park view and mountain view on large flat land. This is a 4 bedrooms, 2 bathrooms, 2-level house which offers over 2,200 sqft floor area on 8,806 sqft lot size, new aluminum roof and floor replaced only 3 years ago with a life warranty of 50, suite in the basement, spacious wrap-around sundeck, fully fenced backyard, near to a variety of shopping and recreation, blocks to Mary Hill Bypass and WC Express. Price has been dropped down by more than 100k!!! OPEN HOUSE: Saturday 1:00-3:00, Dec 15, 2018.



Presented by:
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Active
R2326288

Board: V
House/Single Family

2075 ROUTLEY AVENUE

Port Coquitlam
Lower Mary Hill
V3C 1A9

Residential Detached

\$899,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$899,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1972**
Depth / Size: Bathrooms: **2** Age: **47**
Lot Area (sq.ft.): **6,233.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,566.08**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **003-097-081**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Community, Electricity**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, 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) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
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: **Wall/Wall/Mixed**

Legal: **PL NWP33167 LT 409 DL 232 LD 36. GROUP 1.**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 12'5	Below	Living Room	11'3 x 15'8			x
Main	Dining Room	11'4 x 10'10	Below	Laundry	8'0 x 7'5			x
Main	Kitchen	14'11 x 10'9	Below	Storage	6'0 x 5'0			x
Main	Master Bedroom	14'3 x 10'9			x			x
Main	Bedroom	10'11 x 8'11			x			x
Main	Bedroom	12'5 x 9'4			x			x
Below	Family Room	17'8 x 11'2			x			x
Below	Kitchen	14'9 x 11'0			x			x
Below	Bedroom	10'7 x 10'7			x			
Below	Bedroom	10'1 x 11'2			x			

Finished Floor (Main):	1,233	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,233	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,466 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry	6				
Grand Total:	2,466 sq. ft.		7				
			8				

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

Great Find!!!! Great home in desirable Mary Hill. This home features 5 bdrm/2 bath at 2466 sqft. Sitting on a large 6233 sqft lot. Has been nicely updated inside and out. Laminate flooring throughout. Newer roof, furnace, hot water tank, windows and more. Three generous sized bedrooms above and 2 or 3 bedroom suite below with 2 rec rooms. Suite all ready to go, great mortgage helper with separate entry and own laundry. Ample storage in this home. Fully fenced corner lot with RV parking. Ample parking. Centrally located near schools, transit and shops. Call to view today!!!



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Active
R2271925
Board: V
House/Single Family

3550 PEARKES PLACE

Port Coquitlam
Lincoln Park PQ
V3B 5E6

Residential Detached

\$925,000 (LP)

(SP)



Sold Date:	Frontage (feet):	41.76	Original Price: \$979,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1988
Depth / Size: 137	Bathrooms:	2	Age: 30
Lot Area (sq.ft.): 6,744.00	Full Baths:	2	Zoning: SFD
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,726.09
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-079-784
			Tour:

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

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

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

Total Parking: **6** 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.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Vinyl/Linoleum**

Legal: **PL NWP46468 LT 135 LD 36 SEC 6 TWP 40.**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	20'3 x 14'3			x			x
Main	Bedroom	10'9 x 10'6			x			x
Main	Bedroom	13'5 x 20'6			x			x
Main	Living Room	18'7 x 11'10			x			x
Main	Kitchen	13'5 x 13'1			x			x
Main	Dining Room	9'11 x 15'3			x			x
Main	Laundry	7'0 x 7'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,585	# of Rooms:	7	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3		Yes		Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	1,585 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5						Door Height:
Grand Total:	1,585 sq. ft.	Basement: Crawl		6						
				7						
				8						

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

This beautiful completely renovated by licensed builder. 3 bedroom, 2 bathroom home is move in ready! Home is backing onto a beautiful green belt which is part of Hyde Creek natural park. Centrally located on a private cul-de-sac, minutes away to shopping, schools, Costco and much more. Conveniently located near public transit and West Coast Express Train, not to mention Hyde Creek Recreation Center and Minnehada Middle School. Updates include: new furnace, appliance (gas stove) remodeled bathrooms, remodeled Kitchen, flooring, paint, electrical (with permit), plumbing, crawl space, blinds, fireplace, gutters, drywall not to mention the landscaping, patios, and fence. This home is a must SEE, call for your private showing.



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Active
R2331172
Board: V
House/Single Family

1671 WESTMINSTER AVENUE

Port Coquitlam
Glenwood PQ
V3B 1E5

Residential Detached

\$928,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$928,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1973
Depth / Size: 0	Bathrooms:	3	Age: 46
Lot Area (sq.ft.): 10,270.00	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,555.49
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-575-903
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **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: :
Floor Finish:

Legal: **PL NWP41267 LT 130 DL 466 LD 36.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'5 x 12'8	Below	Laundry	9'9 x 7'10			x
Main	Bedroom	10'3 x 9'1	Below	Storage	6'7 x 8'3			x
Main	Master Bedroom	11'11 x 13'11	Below	Den	12' x 9'9			x
Main	Living Room	21'5 x 16'5	Below	Den	12' x 9'7			x
Main	Dining Room	8'9 x 10'10	Below	Foyer	10'7 x 10'11			x
Main	Kitchen	10'10 x 8'2			x			x
Main	Eating Area	19'2 x 14'			x			x
Below	Family Room	19'2 x 14'			x			x
Below	Dining Room	8'6 x 12'8			x			
Below	Kitchen	12'11 x 12'8			x			

Finished Floor (Main):	1,415	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,518	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,933 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 10'10 X
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,933 sq. ft.	Basement: None	6				
		Beds not in Basement: 3	7				
			8				

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

This 2 level basement entry style 2933 sqft home sits on a large flat 10,270 sqft lot on a quiet street. Tons of parking space, including a large spacious driveway, carport and a garage. Well maintained long time ownership in this home would look stunning with some updates. Higher density areas near by makes great future potential for rezoning or subdividing. There is a second kitchen on the lower floor and an additional coach house in the backyard. Come see the potential of this property before it's gone!



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Active
R2309103
Board: V
House/Single Family

4040 OXFORD STREET

Port Coquitlam
Oxford Heights
V3B 4G1

Residential Detached

\$939,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$939,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1970**
Depth / Size: Bathrooms: **3** Age: **48**
Lot Area (sq.ft.): **6,600.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,591.35**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-420-544**
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **PL NWP36845 LT 360 LD 36 SEC 12 TWP 39.**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Below	Laundry	8'8 x 7'			x
Main	Kitchen	12' x 11'	Below	Other	4' x 4'			x
Main	Dining Room	11' x 10'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Below	Foyer	9' x 8'			x			x
Below	Living Room	16' x 13'			x			x
Below	Kitchen	11'5 x 8'			x			
Below	Bedroom	11' x 9'			x			

Finished Floor (Main):	1,068	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	770	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	1,838 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Separate Entry	6				
Grand Total:	1,838 sq. ft.		7				
			8				

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

Welcome to Oxford Heights, This lovely home has been recently renovated with new bathroom, kitchen, flooring, windows, appliances and light fixtures. Main level offers 3 bedrooms, 2 bathrooms, spacious kitchen opens to the living room, and dining room with access to a large sundeck overlooking your private back yard. A convenient 1 bedroom & 1 bath suited below, with it's own separate entrance, is an excellent mortgage helper. Just a short walk away is Leigh Elementary, Irvine Elementary, French immersion, Hyde Creek Rec Centre, and Westwood Park. This is truly a perfect neighbourhood for your family.



Presented by:
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Active
R2327141
Board: V
House/Single Family

643 SWANSON PLACE

Port Coquitlam
Riverwood
V3B 7M2

Residential Detached

\$939,900 (LP)
(SP)



Sold Date: Frontage (feet): **40.00** Original Price: **\$939,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
Depth / Size: **111** Bathrooms: **3** Age: **30**
Lot Area (sq.ft.): **4,445.00** Full Baths: **3** Zoning: **RS2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,976.62**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-329-703**
Tour: **Virtual Tour URL**

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

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

Reno. Year: **2017**
R.I. Plumbing: **No**
R.I. Fireplaces: **1**

Total Parking: **6** 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: **:**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **PL NWP79387 LT 19 LD 36 SEC 6 TWP 40.**

Amenities: **Air Cond./Central, Garden, In Suite Laundry**

Site Influences: **Cul-de-Sac**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 13'4	Below	Playroom	14'11 x 13'4			x
Main	Dining Room	16'2 x 9'7	Main	Foyer	8'4 x 7'10			x
Main	Kitchen	15' x 10'5			x			x
Main	Master Bedroom	14'3 x 11'10			x			x
Main	Bedroom	12'2 x 8'4			x			x
Main	Bedroom	10'2 x 8'5			x			x
Main	Family Room	15'8 x 8'4			x			x
Main	Walk-In Closet	5'9 x 5'			x			x
Below	Kitchen	11'10 x 10'2			x			
Below	Bedroom	15'6 x 10'1			x			

Finished Floor (Main): **1,357**
Finished Floor (Above): **0**
Finished Floor (Below): **774**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,131 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,131 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	4	No
2	Main	4	Yes
3	Below	4	No
4			
5			
6			
7			
8			

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

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

****OPEN HOUSE SAT 11:30 to 1:30pm and Sun 2:30 to 4:30pm**Priced Way Below Assessment (\$986k) INCREDIBLE 4 BED (4th bedroom currently used as a rec room), 3 FULL bath HOUSE with NEW FURNACE/CENTRAL AIR CONDITIONING system and Hot Water Tank! Stunningly renovated in 2017 - some highlights include LAMINATE FLOORING, Paint, NEW BATHROOM, Newly STAINED DECK, CUSTOM WINDOW CASING and Professionally Landscaped LOW MAINTENANCE front yard. Also, has an INCREDIBLE MORTGAGE HELPER to help with your mortgage payment. 2131 sq ft of house PLUS 834 sq ft of GARAGE and DECKING! So much more to mention that will not fit here, this ONE WILL NOT LAST AT THIS PRICE, BOOK your PRIVATE SHOWING NOW!!**



Presented by:
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Active
R2329799

Board: V
House/Single Family

1415 APEL DRIVE

Port Coquitlam
Oxford Heights
V3B 2V1

Residential Detached

\$945,000 (LP)

(SP)



Sold Date:	Frontage (feet):	57.00	Original Price: \$945,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1978
Depth / Size:	Bathrooms:	3	Age: 41
Lot Area (sq.ft.): 6,318.00	Full Baths:	3	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,749.12
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-029-267
			Tour:

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

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
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: **2** Covered Parking: **1** Parking Access:
Parking: **Carpport; Single**
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: **No : baby gate by front entry**
Floor Finish: **Mixed**

Legal: **PL NWP50282 LT 358 LD 36 SEC 7 TWP 40**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'8 x 12'3	Below	Laundry	13'4 x 6'3			x
Main	Bedroom	8'4 x 10'11	Below	Storage	11'10 x 4'9			x
Main	Bedroom	9'11 x 10'11			x			x
Main	Dining Room	9' x 12'3			x			x
Main	Kitchen	11'4 x 12'3			x			x
Main	Living Room	16'6 x 15'2			x			x
Below	Bedroom	8'11 x 9'9			x			x
Below	Living Room	16'2 x 13'9			x			x
Below	Kitchen	11' x 8'6			x			
Below	Laundry	6'7 x 6'1			x			

Finished Floor (Main): **1,236**
Finished Floor (Above): **0**
Finished Floor (Below): **824**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,060 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,060 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: **Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed: **5'9X7'1**
Pool:
Garage Sz: **11'10X4'9**
Door Height:

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

Centrally located, on a large lot!!! This beautiful 4 bedroom, 3 bathroom house is perfect for anyone looking to get into the detached market. Loving touches include fully renovated upstairs bathrooms and add to the homes offering of air conditioning, gas fireplaces, a large living room, and thoughtfully planned outdoor space. Boasting mountain views from the backyard and a garden ready to be planted with whatever you would like. A mortgage helper, with separate gas stove and laundry, makes this a fantastic home for those just starting out or looking for room to grow! Close to schools, transit, shopping and recreation.



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Active
R2327334
Board: V
House/Single Family

1110 JUNIPER AVENUE
Port Coquitlam
Lincoln Park PQ
V3B 5V1

Residential Detached
\$949,900 (LP)
(SP)



Sold Date:	Frontage (feet):	55.00	Original Price: \$949,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1980
Depth / Size: 100	Bathrooms:	3	Age: 39
Lot Area (sq.ft.): 5,500.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,071.36
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-398-576
			Tour: Virtual Tour URL
View:	Yes: GREENBELT		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(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: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **PL NWP55866 LT 615 LD 36 SEC 6 TWP 40.**

Amenities:

Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 5'2	Above	Nook	7'11 x 6'4			x
Main	Living Room	18'3 x 13'6	Above	Other	10'6 x 9'2			x
Main	Dining Room	10'11 x 10'6			x			x
Main	Kitchen	10'10 x 10'7			x			x
Main	Eating Area	11'4 x 10'9			x			x
Main	Family Room	12'5 x 11'4			x			x
Main	Den	16'5 x 8'2			x			x
Above	Master Bedroom	14'8 x 12'0			x			x
Above	Bedroom	11'2 x 9'7			x			
Above	Bedroom	11'1 x 9'2			x			

Finished Floor (Main):	1,191	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	880	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,071 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,071 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Welcome home! Spacious 3 bedroom, 3 bathroom family home located on greenbelt in desirable Lincoln Park. lovingly cared for by the same owners for the past 24 years! Upon entering, the living room features vaulted ceilings, skylights and a cozy gas fireplace just steps from the formal dining room. The kitchen is bright and open to the separate eating area and the family room with a stunning gas fireplace and stone wall.. Double doors open to your private backyard surrounded with lush greenbelt, pond and mature trees. Upstairs 3 bedrooms including the master bedroom with ensuite. Spacious double car garage and long driveway easily fitting cars, trailers, and boats. newer roof (2017) and double glazed windows.



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Active
R2313389

Board: V
House/Single Family

1638 CONNAUGHT DRIVE

Port Coquitlam
Lower Mary Hill
V3C 4G8

Residential Detached

\$949,900 (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$949,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**
Depth / Size: **100** Bathrooms: **2** Age: **42**
Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,888.08**
Rear Yard Exp: **Southwest** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-328-130**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single, RV Parking Avail.**

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

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

Legal: **LT 127 DL 255 LD 36 PL NWP48989**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'2	Bsmt	Bedroom	11'0 x 8'6			x
Main	Dining Room	11'0 x 9'0	Bsmt	Bedroom	9'9 x 8'6			x
Main	Kitchen	11'0 x 11'0	Bsmt	Laundry	11'6 x 8'6			x
Main	Family Room	13'0 x 12'0	Bsmt	Storage	13'0 x 12'0			x
Main	Master Bedroom	13'0 x 11'0			x			x
Main	Bedroom	13'0 x 9'6			x			x
Main	Bedroom	10'0 x 9'0			x			x
Main	Foyer	6'0 x 4'0			x			x
Bsmt	Living Room	14'9 x 11'3			x			
Bsmt	Kitchen	12'6 x 8'6			x			

Finished Floor (Main):	1,300	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	900	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,200 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,200 sq. ft.	Basement: Fully Finished, Part	6				
			7				
			8				

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

Wow! Completely renovated home. Nothing to do but move in and enjoy! Features a modern open style gourmet kitchen with stainless steel appliances. Large living room & family room with vaulted ceilings. Post & beam. New Laminate & tile flooring. New fireplace stonework & mantle. New vinyl windows throughout. New bathroom with ensuite access to Master bedroom. New roof. Tankless on demand hot water & high efficiency furnace. Hardy plank exterior. Self contained 1+den or 2 bdrm. suite. Quiet street. Large lot facing greenspace. Private fully fenced & landscaped yard. Big southwest facing sundeck. Awesome Mary Hill neighborhood. Walk to schools, parks, recreation & bus to Westcoast Express & Skytrain.



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Active
R2322748
Board: V
House/Single Family

2613 KLASSEN COURT

Port Coquitlam
Citadel PQ
V3C 5Z2

Residential Detached

\$974,900 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$974,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1988
Depth / Size:	Bathrooms:	3	Age: 30
Lot Area (sq.ft.): 4,682.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,155.59
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-148-806
			Tour:
View:	:		
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: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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 BLK** Dist. to School Bus: **2 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP79396 LT 110 DL 169 LD 36.**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 12'6			x			x
Main	Dining Room	13'11 x 12'0			x			x
Main	Kitchen	11'8 x 11'1			x			x
Main	Eating Area	15'7 x 11'6			x			x
Main	Family Room	12'6 x 12'4			x			x
Main	Laundry	6'9 x 4'10			x			x
Above	Master Bedroom	20'4 x 11'8			x			x
Above	Bedroom	14'10 x 13'0			x			x
Above	Bedroom	11'0 x 10'6			x			x
		x			x			

Finished Floor (Main): **1,230**
Finished Floor (Above): **1,013**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,243 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,243 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	No
2	Above	4	Yes
3	Below	4	No
4			
5			
6			
7			
8			

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

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

GREAT LAYOUT with this well maintained home in beautiful Citadel Heights. Large entrance with sunken living room vaulted ceiling and gas fireplace. Nice sized dining room with wet bar area leads to large, bright eat in kitchen with big island and updated counters. Access to outside space off of kitchen through french doors. Cozy sunken family room with gas fireplace off of kitchen. Home has radiant heating and a four year old roof. Centrally located with quick access to the Mary Hill Bypass, Transit, Schools and Trails. Come meet me at the Open House: Sunday, November 18 2 - 4 PM



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Active
R2311476
Board: V
House/Single Family

1921 MORGAN AVENUE

Port Coquitlam
Lower Mary Hill
V3C 1K1

Residential Detached

\$978,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$978,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1987
Depth / Size: 144	Bathrooms:	3	Age: 32
Lot Area (sq.ft.): 4,752.00	Full Baths:	3	Zoning: R-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,011.24
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 004-579-194
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, 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: 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: :
Floor Finish:

Legal: **PL NWP2045 LT 5 BLK 13 & 14 DL 255 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'11 x 9'6			x			x
	Bedroom	9'7 x 9'4			x			x
Main	Master Bedroom	13'1 x 12'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Dining Room	13'1 x 10'			x			x
Main	Living Room	18' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 11'			x			x
Below	Kitchen	10' x 9'			x			x
		x			x			

Finished Floor (Main):	1,266	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	1,000	Suite:	Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	2,266 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Grand Total:	2,266 sq. ft.	Basement: Full		6				
				7				
				8				

Listing Broker(s): **Dracco Pacific Realty**

Renovated & Well maintained House after Mary Hill area. Walking distance to Schools! Super Functional floor plan with 3 upstairs bedroom plus 2 suite downstairs. Rental income property for \$1900 per month upstairs and \$1200 per month Downstairs. Great and stunning view of Golden Ears & the large fence! 10 min walking radius to two French immersion schools (Mary Hill and Pitt River) and 5 min drive to Riverside Secondary. Recently updated house with new quartz counter tops in kitchen and bathrooms. Boiler replaces around 2014, furnace serviced Nov 2015 and roof with limited warranty till 2034 in excellent condition. Please contact showing agent for viewing.



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Active
R2329064

Board: V
House/Single Family

1331 ORIOLE AVENUE

Port Coquitlam
Lincoln Park PQ
V3B 5H7

Residential Detached

\$980,000 (LP)

(SP)



Sold Date:	Frontage (feet):	55.00	Original Price: \$980,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1976
Depth / Size: 124	Bathrooms:	3	Age: 43
Lot Area (sq.ft.): 6,820.00	Full Baths:	3	Zoning: RES
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,818.73
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-368-212
			Tour: Virtual Tour URL

View: **Yes: Green playground and trails**

Complex / Subdiv:

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

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

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

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

Legal: **PL NWP49208 LT 158 LD 36 SEC 6 TWP 40.**

Amenities:

Site Influences: **Central Location, 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	13'11 x 17'2			x			x
Main	Dining Room	9'8 x 9'			x			x
Main	Kitchen	16'4 x 8'6			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 8'			x			x
Below	Family Room	13'6 x 12'7			x			x
Below	Recreation	12'8 x 16'11			x			x
Below	Bedroom	13' x 11'			x			
Below	Workshop	9' x 8'			x			

Finished Floor (Main): **1,230**
Finished Floor (Above): **0**
Finished Floor (Below): **1,170**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,400 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,400 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full**

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

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

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

A lovely home sits on a quiet area with a big rectangle lot, a south entrance and beautiful garden. The backyard is adjacent to Minnehkha Middle School' huge playground, great privacy and nice green view from home. Upstairs has 3 bedroom with 2 full bathrooms. Downstairs has a family room with gas fireplace, a recreation area, one bedroom, one full bathroom and workshop. Walking distance to shopping, school, Hyde Creek recreation centre, Hyde Creek trail, and public transportation. Home is well kept with the new roofs, gutters, windows, hot water tank, furnace, floors, kitchen, fireplaces and bathrooms, central vacuum. Separate entrance, easily change to a suite. Moving in condition and must see. Open House 2-4pm, Sat, Jan12.



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Active
R2320094
Board: V
House/Single Family

1455 APEL DRIVE

Port Coquitlam
Oxford Heights
V3B 2V1

Residential Detached

\$988,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,139,800
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	2	Age: 59
Lot Area (sq.ft.): 13,895.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,232.62
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-308-990
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey, Laneway House**
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**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **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: :
Floor Finish: **Hardwood, Other**

Legal: **PL NWP44133 LT 88 LD 36 SEC 7 TWP 40.**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 18'	Below	Laundry	10' x 5'			x
Main	Dining Room	10' x 8'	Below	Den	8' x 6'			x
Main	Kitchen	12' x 10'	Below	Other	8' x 10'			x
Main	Master Bedroom	16' x 14'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Bedroom	12' x 11'			x			x
Below	Bedroom	9' x 9'			x			x
Below	Bedroom	10' x 9'			x			
Below	Recreation	14' x 12'			x			

Finished Floor (Main):	1,326	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,200	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,526 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,526 sq. ft.	Beds not in Basement: 6	7				
			8				

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

Nu Stream Realty Inc.

WOW!! BEAUTIFUL INVESTMENT CORNER LAND OF ALMOST 14,000 sqft FOR POTENTIAL FUTURE SUBDIVISION TO 2 OR POSSIBLY 3 GOOD SIZED LOTS. **RARE FRONT & LANEWAY ACCESS ** FOR EASY SUBDIVISION. GORGEOUS 6 BEDROOMS HOUSE WAS RECENTLY RENOVATED FOR YR IMMEDIATE LIVING OR LEASE. FANTASTIC CONVENIENT LOCATION TO PUBLIC TRANSIT, SHOPPING & GOOD SCHOOLS (LEIGH ELEMENTARY, MINNEKHADA MIDDLE, TERRY FOX SECONDARY). EARLY FRENCH IMMERSION SCHOOLS INCLUDE IRVINE ELEMENTARY, KWAYHQITLUM MIDDLE & RIVERSIDE SECONDARY. DO NOT MISS THIS GOLDEN OPPORTUNITY - BUY IT TODAY TO STAY OR RENT OUT; AND IN THE NEAR FUTURE, YOU'LL BE LAUGHING ALL THE WAY TO THE BANK WHEN YOU REAP ITS FULL REDEVELOPMENT POTENTIAL. HURRY! SERIOUS SELLER!! YOUR TIME TO STRIKE



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Active
R2322604
Board: V
House/Single Family

1647 OUGHTON DRIVE

Port Coquitlam
Mary Hill
V3C 1H8

Residential Detached

\$988,000 (LP)
(SP)



Sold Date:	Frontage (feet):	90.00	Original Price: \$1,035,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1965
Depth / Size: 115	Bathrooms:	2	Age: 54
Lot Area (sq.ft.): 8,858.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,018.90
Rear Yard Exp: East			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 008-966-893
			Tour: Virtual Tour URL

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

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2014**
of Fireplaces: **2** R.I. Plumbing: **No**
Fireplace Fuel: **Natural Gas** 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: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**

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

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

Legal: **PL NWP27191 LT 210 DL 342 LD 36. GROUP 1.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 13'8	Below	Bedroom	9'10 x 15'6			x
Main	Dining Room	9'7 x 10'2	Below	Laundry	10'9 x 9'2			x
Main	Kitchen	14'1 x 10'2	Below	Mud Room	6'6 x 12'11			x
Main	Master Bedroom	13'0 x 10'1						x
Main	Bedroom	8'9 x 13'8						x
Main	Bedroom	8'6 x 10'3						x
Main	Walk-In Closet	5'2 x 3'1						x
Below	Recreation	18'10 x 12'10						x
Below	Bedroom	13'11 x 10'0						x
Below	Bedroom	12'6 x 9'6						x

Finished Floor (Main):	1,192	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below):	1,214	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,406 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 19'11X17'2
		Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6				
Grand Total:	2,406 sq. ft.		7				
			8				

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

FAMILY sized 6 bedrm home on family sized 8,858' lot. Main lvl feat hwdwd w/blck inlay trim, gas fp w/rock display mntle centre pc of lvgrm. Dinrm w/glass slider to bck dck, stairs dwn to yrd. East fcng kitch offers lots of natural light & is updated; eating bar, quiet close cabinetry, pantry cupbrd. 5pc main bath w/his/her sink & soaker tub, mbdrm wincl. 2 more bdrn main lvl. Bsmnt mudrm sep entry perfect contender suite conversion. Recrm gas fp & lgw wndw. Bdrn off rec glass slider bckrd lrg covered patio. Lrg bdrn, ample natural lght & lrg closet. Laundry lrg wsh sink, join 3pc wshrm & 3rd bdrn. Updates: Roof, fnc, dck, frnce, kitch, bsmnt add/reno, wndw, drs, drwy/sdwlk. 1 block to schools/park/transit.



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Active
R2331666

Board: V
House/Single Family

2374 KELLY AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 1Y2

Residential Detached

\$988,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$988,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1983
Depth / Size:	Bathrooms:	3	Age: 36
Lot Area (sq.ft.): 4,026.00	Full Baths:	2	Zoning: RA1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$3,334.48
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-492-833
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal, Community**
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: Covered Parking: **0** Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **PL NWP2080 LT 15 BLK 6 DL 289 LD 36. GROUP 1.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Below	Laundry	14'6 x 10'5			x
Main	Kitchen	12' x 10'5			x			x
Main	Dining Room	10'9 x 10'6			x			x
Main	Master Bedroom	11'8 x 11'5			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Below	Recreation	11'6 x 10'			x			x
Below	Bedroom	23' x 11'			x			x
Below	Workshop	10' x 14'			x			
Below	Other	12' x 11'7			x			

Finished Floor (Main):	1,152	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	Yes	Barn:
Finished Floor (Below):	1,056	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,208 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,208 sq. ft.	Basement: Full	6				
		Beds not in Basement: 4	7				
			8				

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

Homeland Realty



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Active
R2300756

Board: V
House/Single Family

1510 PITT RIVER ROAD

Port Coquitlam
Mary Hill
V3C 1P2

Residential Detached

\$989,000 (LP)

(SP)



Sold Date: Frontage (feet): **69.00** Original Price: **\$989,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1965**
Depth / Size: **138** Bathrooms: **4** Age: **53**
Lot Area (sq.ft.): **9,495.00** Full Baths: **4** Zoning: **RES1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,591.10**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-871-507**
Tour:

View: **Yes: GOLDEN EARS & BAKER**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas**

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

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail.**

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

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

Legal: **PL NWP20589 LT B DL 232 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, 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	17' x 14'			x			x
Main	Kitchen	26' x 11'			x			x
Main	Master Bedroom	17' x 12'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Foyer	11' x 11'			x			x
Below	Living Room	30' x 14'			x			x
Below	Kitchen	12' x 7'			x			x
Below	Bedroom	13' x 10'			x			
Below	Bedroom	12' x 11'			x			

Finished Floor (Main):	1,600	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,450	# of Levels: 2	2	Below	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	3	No	Pool:
Finished Floor (Total):	3,050 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	3,050 sq. ft.	Beds not in Basement: 5	7				
			8				

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

IMMACULATE well kept spacious home on a large nearly 10,000 sqft private lot. Located in great family friendly area, this 3200 sqft home with three bedrooms up and three down to accommodate your large family, or as a mortgage helper. The sizeable downstairs area is self-contained and features a large living area with a fireplace, three bedrooms, two full bathrooms, separate laundry and den. The large lot has a private patio at the rear, plus shed and green house. Close to everything, walk to all levels of schools, parks and transit. The expansive front driveway can accommodate all your parking needs, including an RV and boat. Lot has also building potential, ideal for investors! Bring your ideas to make this home your own.



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Active
R2305026
Board: V
House/Single Family

1538 EASTERN DRIVE
Port Coquitlam
Mary Hill
V3C 2S8

Residential Detached
\$990,000 (LP)
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,250,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**
Depth / Size: **0** Bathrooms: **2** Age: **52**
Lot Area (sq.ft.): **8,029.00** Full Baths: **2** Zoning: **S/F**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,831.88**
Rear Yard Exp: **West** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **000-959-286**
Tour:
View: **Yes: MOUNTAIN VIEW**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP29299 LT 398 DL 341 LD 36.**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Living Room	20' x 13'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	12' x 9'			x			x
Bsmt	Kitchen	10' x 9'			x			x
Bsmt	Living Room	16' x 10'			x			x
Bsmt	Bedroom	9' x 10'			x			x
Bsmt	Bedroom	12' x 11'			x			x
Bsmt	Laundry	8' x 5'			x			

Finished Floor (Main):	1,018	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	822	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	1,840 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 2	5				Door Height:
Grand Total:	1,840 sq. ft.	Basement: Crawl	6				
			7				
			8				

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

Centrally located in Mary Hill. Gorgeous views. Entire home has been updated through the years. This home needs nothing. New kitchen, granite counters, stainless steel appliances, crown mouldings & more. Basement features 2 bedrooms. Fully fenced yard, feels like a park like setting, fully manicured yard. A must see.



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Active
R2321577

Board: V
House/Single Family

2191 CENTENNIAL AVENUE

Port Coquitlam
Glenwood PQ
V3B 2E4

Residential Detached

\$990,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$990,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1970
Depth / Size:	Bathrooms:	4	Age: 48
Lot Area (sq.ft.): 7,085.00	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,793.01
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-251-939
			Tour:

View: **Yes: Mountain view from kitchen**

Complex / Subdiv:

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

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

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

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

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

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

Legal: **LT 221 DL 465 GRP 1 NWD PL 36127**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Below	Bedroom	12' x 7'5'			x
Main	Kitchen	13' x 11'	Below	Bedroom	9' x 8'5'			x
Main	Dining Room	13' x 9'	Below	Laundry	4' x 5'			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Laundry	3' x 3'			x			x
Below	Living Room	13' x 12'			x			x
Below	Kitchen	11' x 10'			x			
Below	Master Bedroom	14' x 10'			x			

Finished Floor (Main): **1,280**
Finished Floor (Above): **0**
Finished Floor (Below): **1,280**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,560 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,560 sq. ft.**

of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **None**

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

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

Listing Broker(s): **Selmak Realty Limited**

Extensively upgraded. All new vinyl windows. High grade German made laminated wood floor. Total 4 bathrooms, 6 bedrooms, 2 laundries. Main floor features electric fireplace insert, open kitchen with all new cabinets w/quartz counter tops, brand new S/S appliances, brand new washer/dryer on main floor. Newly resurfaced deck off kitchen with mountain view. Below level has 2nd laundry, huge living room/dinning room, ensuite in master bedroom plus 2 more bedrooms. Viewing of basement suite at 2nd showing. Tenant with lease pays \$1,500/mo + utilities. All measurements are approximate and to be verified by Buyers if deem important.



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Active
R2327533

Board: V
House/Single Family

1602 WESTMINSTER AVENUE

Port Coquitlam
Glenwood PQ
V3B 1E2

Residential Detached

\$998,000 (LP)
(SP)



Sold Date:	Frontage (feet):	69.00	Original Price: \$1,049,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1972
Depth / Size: 140	Bathrooms:	3	Age: 47
Lot Area (sq.ft.): 9,660.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,374.41
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-090-640
			Tour:

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

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

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

Total Parking: **7** 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**

Legal: **PL NWP41358 LT 152 DL 466 LD 36.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'	Below	Workshop	15' x 15'			x
Main	Kitchen	14' x 10'			x			x
Main	Dining Room	10'9 x 9'6			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 12'			x			x
Below	Living Room	17' x 12'			x			x
Below	Bedroom	13' x 11'			x			x
Below	Bedroom	12' x 10'			x			x
Below	Kitchen	12' x 13'			x			x

Finished Floor (Main): 1,200	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 1,175	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total): 2,375 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished	6				
Grand Total: 2,375 sq. ft.		7				
		8				

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

Nu Stream Realty Inc.

Beautiful House on Hard to find Big Lot 9700 sq. ft. (69 X 140). COACH HOUSE allowed here (Buyer or Buyer agent to confirm with CityHall). Nicely renovated, Hardwood Flooring, Stainless Steel Appliances, 5 good size Bedrooms, separate dining room big big living room. Quiet and Central location, walking distance to all levels of Schools, Shopping and Transit. Big Fenced back yard, Big 15X15 Sundeck, Garage and Workshop. 2 BEDROOM SUITE!!!!!! with separated entrance



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Active
R2325603
Board: V
House/Single Family

3069 COAST MERIDIAN ROAD

Port Coquitlam
Glenwood PQ
V3B 3N1

Residential Detached

\$998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$998,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1999
Depth / Size:	Bathrooms:	3	Age: 20
Lot Area (sq.ft.): 4,026.00	Full Baths:	3	Zoning: SFD
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,309.22
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-609-633
			Tour: Virtual Tour URL

View: **Yes: SOME MOUNTAIN VIEW**

Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP2294 LT 20 BLK 30 DL 466 LD 36. GROUP 1.**

Amenities: **None**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security - RI, Security System, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'	Below	Bedroom	11' x 10'6			x
Main	Dining Room	10' x 10'	Below	Bedroom	11' x 10'6			x
Main	Kitchen	16' x 10'	Below	Kitchen	8' x 10'			x
Main	Family Room	19' x 11'	Below	Dining Room	16' x 16'			x
Main	Master Bedroom	13'6 x 13'	Below	Laundry	7' x 6'6			x
Main	Bedroom	11' x 10'6			x			x
Main	Bedroom	11' x 10'6			x			x
Main	Walk-In Closet	6' x 5'			x			x
Below	Foyer	10' x 9'			x			
Below	Den	13' x 12'			x			

Finished Floor (Main): **1,600**
Finished Floor (Above): **0**
Finished Floor (Below): **1,230**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,830 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,830 sq. ft.**

of Rooms: **15**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20 X 18**
Door Height:

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

Beautiful, spacious & well maintained 2830 sq ft 19 years young 5 bedroom & den family home in awesome Glenwood location! Many quality updates including brand new gourmet kitchen with dark wood cabinets, new stainless appliances & quartz countertops, newly remodeled main floor bathrooms, newer laminate flooring, new roof & new fence. Vaulted ceiling in living room, 2 bdrm accommodation down to help with mortgage payments. Large expanded deck to enjoy those summer BBQ's ! Great central location conveniently close to transit, Lougheed Hwy, several shopping centres, schools-including Terry Fox Secondary, Hyde Creek Recreation Centre & parks. Attached double garage with parking for 3 additional cars! Look no further! Please park in rear for showings.OPEN HOUSE SUN JAN 13 2:30 to 4:30 PM



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Active
R2321425
Board: V
House/Single Family

1362 CHELSEA AVENUE

Port Coquitlam
Oxford Heights
V3B 7J9

Residential Detached

\$998,800 (LP)

(SP)



Sold Date: Frontage (feet): **39.37** Original Price: **\$998,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1991**
Depth / Size: **104.7** Bathrooms: **3** Age: **28**
Lot Area (sq.ft.): **4,122.00** Full Baths: **3** Zoning: **RES**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,174.92**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **016-115-996**
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **PL NWP85654 LT 66 LD 36 SEC 7 TWP 40.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 14'7	Below	Foyer	11'9 x 7'2			x
Main	Dining Room	12' x 10'10	Below	Laundry	9'3 x 6'6			x
Main	Kitchen	10'1 x 9'2	Below	Utility	5'2 x 5'			x
Main	Eating Area	8'6 x 7'11	Below	Dining Room	15' x 9'5			x
Main	Family Room	11'6 x 10'6	Below	Other	15'1 x 7'0			x
Main	Master Bedroom	13'3 x 13'	Below	Living Room	11'6 x 10'11			x
Main	Walk-In Closet	6' x 5'6	Below	Flex Room	15' x 8'7			x
Main	Bedroom	10' x 9'11	Below	Bedroom	11'8 x 10'6			x
Main	Bedroom	9'11 x 9'11	Below	Patio	16'9 x 7'2			x
Main	Patio	16'5 x 6'8			x			

Finished Floor (Main): **1,498**
Finished Floor (Above): **0**
Finished Floor (Below): **1,075**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,573 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,573 sq. ft.**

of Rooms: **19**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Fully Finished, Separate Entry**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **18'4X19'9**
Door Height:

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

Location! Location! Immediate occupancy available. Oxford Heights "Chelsea Park!" Lovingly cared for by owners of 27 years. Living room w/ bay windows, coffered ceiling + crown moulding. Dining rm with recessed hutch. Large kitchen with brand new stainless steel appliances, built in desk and 2 pantrys! Separate eating area adjoins to the family room w/ gas fireplace and sliders to covered deck. 3 beds on the main includes master bed w/ walk in closet, ensuite w/ jetted tub, shower & skylight. BRIGHT fully above ground basement w/ large kitchen, eating area & sliders to covered patio. 1 bed suite but could easily become a 2 bed. Full 4 pc bath and shared laundry. Updates include Hot water tank (2018), Roof (2011), furnace (2004) & double glazed windows.



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Active
R2308159
Board: V
House/Single Family

2632 GORDON AVENUE

Port Coquitlam
Central Pt Coquitlam
V3C 2K6

Residential Detached

\$999,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **62.30** Original Price: **\$999,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1957**
Depth / Size: **120** Bathrooms: **2** Age: **61**
Lot Area (sq.ft.): **7,476.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$3,815.67**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **010-144-340**
Tour: _____
View: **No** :
Complex / Subdiv: _____
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Lane**
Parking: **Carport; Single, Garage; Double, 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, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWP15688 LT 1 DL 380 LD 36.**

Amenities: **Garden, In Suite Laundry**

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

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Refrigerator, Security System, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Kitchen	16' x 10'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	12' x 9'2"			x			x
Main	Bedroom	10' x 10'			x			x
Below	Foyer	12' x 10'			x			x
Below	Recreation	20'2" x 12'9"			x			x
Below	Bedroom	10'6" x 10'6"			x			
Below	Workshop	30' x 12'			x			

Finished Floor (Main): **1,120**
Finished Floor (Above): **0**
Finished Floor (Below): **1,060**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,180 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,180 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height: _____
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Separate Entry**

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

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

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

Beautiful home on a large corner cul-de-sac lot. This well taken care of 4 bedroom home must be seen. Large living room with a gas fireplace and huge picture window. Kitchen is ideal for entertaining and leads out to the perfect summer lounging/party deck. Dining room overlooks the backyard for perfect family meal times. All of this plus three large bedrooms complete the upper floor. Down has a fantastic rec. room with wood burning F/P, great sized bdrm and separate entrance. Easily converted to a large in-law/nanny suite. City and OCP allows for and promotes a Laneway home on this property Large corner lot to hold or build your dream home with a bonus laneway house as your mortgage helper. Come see this, not many homes like this come on the market. Call for your private viewing.



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Active
R2280543
Board: V
House/Single Family

4080 OXFORD STREET
Port Coquitlam
Central Pt Coquitlam
V3B 4G1

Residential Detached
\$999,000 (LP)
(SP)



Sold Date:	Frontage (feet):	64.00	Original Price: \$999,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1974
Depth / Size: 100	Bathrooms:	2	Age: 44
Lot Area (sq.ft.): 6,400.00	Full Baths:	2	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,834.92
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-090-291
			Tour:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
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) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
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: **Hardwood**

Legal: **PL 36046 LT 348 LD 36 SEC 12 TWP 39**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5" x 15'1"	Bsmt	Den	10'11" x 10'4"			x
Main	Kitchen	17'8" x 8'6"			x			x
Main	Dining Room	9' x 8'10"			x			x
Main	Master Bedroom	12' x 10'1"			x			x
Main	Bedroom	11'10" x 9'9"			x			x
Main	Bedroom	11'11" x 9'1"			x			x
Bsmt	Kitchen	15'11" x 10'2"			x			x
Bsmt	Living Room	12'11" x 11'10"			x			x
Bsmt	Bedroom	11'9" x 8'10"			x			
Bsmt	Bedroom	12' x 10'			x			

Finished Floor (Main):	1,168	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	1,100	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,268 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,268 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Prestige Realty**

This delightful home is finished luxuriously European style in quiet and peaceful location. The main floor features open floorplan, refinished real hardwood floors, is anchored by an enormous chef's kitchen with stainless steel appliances, granite countertops and European cabinets. A 2 bedroom plus den garden level suite with in-suite laundry allows for a significant mortgage help which is generating \$1200 / month currently. This lot boasts a fully-fenced private back yard with a outdoor pool, decking, veggie gardens, a large storage shed & more. Don't wait! This property won't last long.



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Active
R2315914

Board: V
House/Single Family

2855 ROSEWOOD STREET

Port Coquitlam
Birchland Manor
V3B 3L6

Residential Detached

\$999,900 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$999,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	2	Age: 59
Lot Area (sq.ft.): 15,662.00	Full Baths:	1	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,341.28
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-187-057
			Tour:

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

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Partly**
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: **No**
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **2.5** Dist. to School Bus: **4**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP21039 LT 12 LD 36 SEC 6 TWP 40. B6NR1E.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 17'10			x			x
Main	Dining Room	13' x 11'5			x			x
Main	Office	13'8 x 10'10			x			x
Main	Foyer	8'8 x 6'11			x			x
Main	Kitchen	11'9 x 10'6			x			x
Main	Laundry	8' x 5'4			x			x
Main	Master Bedroom	13'2 x 10'11			x			x
Main	Bedroom	9'7 x 9'7			x			x
Main	Bedroom	8'9 x 10'3			x			
Main	Mud Room	5'8 x 15'7			x			

Finished Floor (Main):	1,487	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,487 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,487 sq. ft.	Beds not in Basement: 3	7				
			8				

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

Clean 3 bdrm, 2 bath, 1400+ sq.ft. rancher situated on A STUNNING SOUTH FACING 1/3 ACRE (15,662 sq.ft), on a QUIET CUL-DE-SAC IN PRIME BIRCHLAND MANOR. (where new homes are replacing the existing to enjoy the great size lots of this well established neighbourhood) Ability to build 2 STORY PLUS BASEMENT WITH LEGAL SUITE AND A SEPARATE COACH HOUSE. Walking to parks, bus, schools and shopping. Hurry and bring your design plans for this GREAT OPPORTUNITY. This home on this OUTSTANDING FULLY FENCED LOT will not last. Looking for a bargain? None will be better! One of the last larger lots left in Port Coquitlam. OPEN HOUSE SAT 19TH AND SUN 20TH 2PM-4PM



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Active
R2286106
Board: V
House/Single Family

2121 LAURIER AVENUE
Port Coquitlam
Glenwood PQ
V3B 2E1

Residential Detached
\$999,999 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$999,999
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1968
Depth / Size: 0.00	Bathrooms:	3	Age: 50
Lot Area (sq.ft.): 6,588.00	Full Baths:	3	Zoning: RES
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,999.65
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 006-636-969
			Tour: Virtual Tour URL

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

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP31528 LT 198 DL 465 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, 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	20' x 13'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	16' x 9'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	11' x 8'			x			x
Below	Bedroom	21' x 10'			x			x
Below	Bedroom	11' x 9'			x			x
Below	Living Room	11' x 9'			x			x
Below	Kitchen	11' x 9'			x			x

Finished Floor (Main):	1,245	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	968	# of Levels: 2	2	Below	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	2,213 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	2,213 sq. ft.		7				
			8				

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

RE/MAX Sabre Realty Group

Welcome to this FULLY RENOVATED 5 BEDROOM HOME with a 1 Bedroom Suite (possibility of 2) complete w/ its own entrance. Every square inch of this home has been renovated, yes even THE SUITE. COMPLETELY BRAND NEW KITCHEN, BATHROOMS, PLUMBING (PIPES), ROOF, WINDOWS, FLOORS, DOORS, LIGHTING, GARAGE DOOR & MOTORS (Garage is fully insulated and thus warm in the winters). The Kitchen features Stainless Steel Appliances & Quartz Countertops w/a beautiful modern backsplash. No expense has been spared to make this home outstanding. This home is centrally located in a very serene part of North Pt Coq, nestled near the forest, walking distance to Crystal Falls. Close to schools, transportation, shopping & minutes to Skytrain. 1 bdrm suite tenanted for \$1000.



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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nikkic@remax.net



Active
R2322785
Board: V
House/Single Family

3537 ST. ANNE STREET

Port Coquitlam
Glenwood PQ
V3B 4G6

Residential Detached

\$999,999 (LP)

(SP)



Sold Date: Frontage (feet): **55.00** Original Price: **\$999,999**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1967**
Depth / Size: Bathrooms: **4** Age: **51**
Lot Area (sq.ft.): **8,112.00** Full Baths: **2** Zoning: **RS1**
Flood Plain: Half Baths: **2** Gross Taxes: **\$4,275.99**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-189-356**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2012**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Legal: **PL NWP31528 LT 150 DL 465 LD 36.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'6 x 12'6	Below	Eating Area	4' x 5'			x
Main	Living Room	1' x 14'	Below	Bedroom	12' x 9'			x
Main	Dining Room	13' x 9'	Below	Recreation	15' x 11'			x
Main	Family Room	15' x 11'6	Below	Laundry	12' x 8'			x
Main	Master Bedroom	12'6 x 12'	Below	Bedroom	10' x 9'6			x
Main	Bedroom	10'6 x 11'	Below	Office	6'5 x 11'			x
Main	Bedroom	10'6 x 8'						x
Main	Solarium	0' x 0'						x
Below	Living Room	14' x 11'						
Below	Kitchen	6' x 11'						

Finished Floor (Main):	1,156	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,564	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	2,720 sq. ft.	Crawl/Bsmt. Height:	4	Below	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Grand Total:	2,720 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Investor Alert ZONING POSSIBILITIES: Build a coach home or apply to rezone and build a duplex! House is tenanted at \$3,925/m. Centrally located spacious suited family home, w/ separate 300sqft office AND 800sqft detached workshop in quiet Port Coquitlam neighbourhood that has everything you need! Minutes from the PoCo Trail and Shaughnessy Dog Park, walking distance to all levels of school and transit - you can't beat this location. Entertain on your large SW facing deck and watch the kids play in the backyard. Have out of town visitors? The house is equipped for your family's RV with the front driveway including an external 30/50AMP electrical outlet for charging and the back driveway with it's own sewage dump! CALL TODAY!