				Nikki RE/M/ Phone ww	esented by: <b>Cvitanov</b> AX Select Realty :: 778-926-6464 w.nikkicvit.ca ic@remax.net	′ic			s	REFINE elect <sup>1</sup> Realty
Active R2321684 Board: V House/Single	Family			Bircl	<b>T MERIDIAN</b> t Coquitlam hland Manor /3B 3M8	ROAD			Resi	dential Detached \$619,000 (LP) (SP) M
Style of Home: Construction: Exterior: Foundation: Dain Carners:	2 Storey Frame - Wood Wood Concrete Per			Flood Plain: Rear Yard Ex Council Appry If new, GST/H View: Complex / Su Services Conr	?: No HST inc?: No : bdiv: MERIDIA lected: Communi Total Parking: 3 Parking: Carport Dist. to Public Tra	Covered t & Garage,	ns: ms: ns: hs: NS city, Sa Parking: , Open, N	3 2 1 1 nitary Sew 1 Parking Visitor Parki	Approx. Age: Zoning: Gross Ta For Tax T Tax Inc. P.I.D.: <b>0</b> Tour: <b>Per, Storm</b>	Year: 2018 Utilities?: No 01-661-787 n Sewer, Water
Fuel/Heating: Outdoor Area: Type of Roof: Legal: Amenities: Site Influences	City/Municip Baseboard Fenced Yard Asphalt, Tord PL NWS1149 ENTITLEMEN Playground, : Central Loca	, Patio(s) ch-On ) LT 32 LD 36 NT OF THE STR Storage tion, Cul-de-S	SEC 6 TWF RATA LOT A	nbing: places: <b>0</b>	TH AN INTEREST 1 1 1. ard, Shopping Nea	rby, Treed	MMON P			TION TO THE UNIT
Main Main Main Above Above Above Above	Type Dining Room Family Room Kitchen Foyer Bedroom Bedroom Bedroom Den Foyer	Dime 11' ; 14'5 ; 13'5 ; 3'5 ; 14' ; 10'5 ; 7' ; 3' ;	nsions < 8' < 12' < 12' < 12' < 12' < 12' < 12' < 12' < 12' < 8' < 10'5 < 10' < 9' < 8' < 21'5	Floor Type		Dimensions X X X X X X X X X X	Floor		npe	Dimensions X X X X X X X X X X
	(Above):	564 640 0	# of Room # of Kitche # of Levels Suite: <b>Non</b>	ens: <b>1</b> s: <b>2</b> e		<b>x</b> Bath 1 2 3 4	Floor Main Above	# of Pieces 2 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: <b>8</b> Pool: Garage Sz:
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floo Grand Total:	(Basement): (Total):	0 1,204 sq. ft. 0 1,204 sq. ft.	Crawl/Bsm Beds in Bas Basement:	sement: <b>0</b> Beds	not in Basement: <b>3</b>	5 6 7 8				Door Height:

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.

		Nikki RE/MAX Phone: WWW	sented by: <b>Cvitanovi</b> ( Select Realty 778-926-6464 (.nikkicvit.ca :@remax.net	c			S	elect <sup>V</sup> Realty
Active R2323059 Board: V House/Single Family		Port Central	<b>/IES AVENUE</b> Coquitlam Pt Coquitlam 3C 2K1	I			Resi	dential Detached <b>\$650,000</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subu Services Conne	: 5T inc?: <b>No :</b>	Frontage Bedroom Bathroon Full Baths Half Bath	s: 1s: 5:	0.00 2 1 1 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+-,
-5-	Reno. Year: R.I. Plumbing R.I. Fireplace ck(s) LK 7 DL 380 LD 36. G	5:	Total Parking: 2 Parking: <b>Other</b> Dist. to Public Tran Title to Land: <b>Fr</b> Property Disc.: <b>Ye</b> PAD Rental: Fixtures Leased: <b>Ne</b> Fixtures Rmvd: <b>Ne</b> Floor Finish:	eehold Nor es o :		-	Access: F	
Floor Type Main Living Room Main Kitchen	Drapes/Window       Dimensions       13' x 11'       8' x 8'	Coverings, Refrig		imensions X X	Floor	Ту	pe	Dimensions X X
Main Dining Room Main Master Bedroom Main Bedroom	9' x 7' 15' x 7' 9' x 9' x x x x x x			x x x x x x x x x				x x x x x x x
Unfinished Floor: 0	# of Rooms:5 # of Kitchens: 1 # of Levels: 1 Suite: Crawl/Bsmt. He Beds in Baseme Basement: Craw	ight: nt: <b>0</b> Beds no	ot in Basement: <b>2</b>	Bath 1 2 3 4 5 6 7 8	Floor Main	# of Pieces 4	Ensuite? <b>No</b>	Outbuildings Barn: Workshop/Shed: <b>14'</b> x Pool: Garage Sz: Door Height:
Listing Broker(s): Sutton Group-Wes Detached house - NO STRATA Fees	•	lose to all shonn	ing, transit and ar		wo bedr	room house	with deta	ached workshop and

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.

	Nikki RE/M/ Phone ww	esented by: <b>Cvitanovic</b> AX Select Realty 2: 778-926-6464 w.nikkicvit.ca ic@remax.net		Select Realty
<mark>Active</mark> R <b>2328409</b> Board: V House/Single Family	Por	RICIA AVENUE t Coquitlam oln Park PQ NON 0N0		Residential Detached <b>\$669,000</b> (LP) (SP) M
	Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Su	ft.): <b>5,206.00</b> Full Baths Half Bath ?: HST inc?: Yes: Mountain	s: 0 A is: 1 A s: 1 Z s: 0 G F T P T	Driginal Price: \$669,000 Approx. Year Built: 9999 Age: 999 Coning: RS2 Gross Taxes: \$0.00 For Tax Year: Tax Inc. Utilities?: P.I.D.: 030-520-738 Four:
Style of Home:       2 Storey         Construction:       Frame - Wood         Exterior:       Mixed         coundation:       Concrete Perimeter         Rain Screen:       Concrete Perimeter         Renovations:       Concrete Perimeter         & of Fireplaces:       O         ireplace Fuel:       Vater Supply:         Vater Supply:       City/Municipal         Suddoor Area:       Fenced Yard         Supple:       PL EPP83953 LT 3 LD 36         wmenities:       Vater Supple:	Reno. Year: R.I. Plumbing: R.I. Fireplaces: SEC 6 TWP 40.	Total Parking:Covered Parking:Parking:Garage;DubleDist. to Public Transit:Title to Land:Freehold NorProperty Disc.:YesPAD Rental:Fixtures Leased:No :Fixtures Rmvd::Floor Finish:	Dist. to So	
71	ensions Floor Type 'x 0' x x x x x x x x x x x x x x x x	Dimensions X X X X X X X X X X	Floor Type	Dimension X X X X X X X X X X
Finished Floor (Main): 1,302 Finished Floor (Above): 1,301 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,603 sq. ft Frand Total: 2,603 sq. ft	x     # of Rooms:1       # of Kitchens: 1     # of Levels: 2       Suite:     Crawl/Bsmt. Height:       Beds in Basement: 0     Beds       Basement: Crawl     Beds	x Bath 1 2 3 4 5 6 7	Floor # of Pieces E Main 4	insuite? Outbuildings Yes Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

Meas. Type:       Feet       Bedr         Depth / Size:       Depth / Size:       Bath         Lot Area (sq.ft.):       5,930.00       Full         Hod Plain:       No       Half         Rear Yard Exp:       West         Council Apprv?:       If new, GST/HST inc?:No         View:       No :         Complex / Subdiv:       Services Connected:         Struction:       Frame - Wood         erior:       Mixed         Indation:       Concrete Perimeter         no Screen:       Reno. Year:         R.I. Plumbing:       R.I. Fireplaces:         Parking:       Property Disc.: Yes         PAD Rental:       Fitures Leased: No :         Fitures Cased: No :       Fitures Leased: No :         Influences:       Recreation Nearby         tures:       CithWsh/Dryr/Frdg/Stve/DW         or       Type       Dimensions         ain       Living Room       12'8 × 16'2         ain       Living Room       12'8 × 10'2         ain       Living Room       12'8 × 10'2         ain       Bedroom       9'x 10'         ain       Bedroom       9'x 10'         ain       Bedroon       9	2		Select <sup>Y</sup> Realty
Sold Date::       From         Weas. Type:       Feet         Depth / Size:       Bath         Lot Area (sq.ft.):       5,930.00         File       File         Popth / Size:       Bath         Lot Area (sq.ft.):       5,930.00         File       File         Popth / Size:       Bath         Lot Area (sq.ft.):       5,930.00         File       File         Sold Date::       No         Haft       Rear Yard Exp:         West       Council Appro?:         If new, GST/HST inc?:No       View:         View:       No :         Complex / Subdiv:       Services Connected:         Services Concrete Perimeter       R.I. Fireplaces:         No Struction:       R.I. Fireplaces:         Parking:       Carport; Singh         Miked       Secon:         Roor Area:       Fenced Yard, Sundeck(s)         e of Roof:       Asphalt         al:       PL NWP49744 LT 92 LD 36 SEC 7 TWP 40.         entites:       Pinfluences:         Pain       Mixed Pedroom         12'9 × 16'2       X         Sind Floor       No         Sed Floor (Main):		Re	esidential Detached <b>\$754,900</b> (LP) (SP) M
struction: Frame - Wood erior: Mixed indiation: Concrete Perimeter no Screen: Reno. Year: Title to Land: Freehold ist. to Public Transit: 11 Title to Land: Freehold ittle to Land: Freehold	Frontage (feet): Bedrooms: Bathrooms: Full Baths: Half Baths: Natural Gas, Sto	<ul> <li>3 Appro.</li> <li>3 Age:</li> <li>3 Zoning</li> <li>0 Gross</li> <li>For Ta</li> <li>Tax Ir</li> <li>P.I.D.:</li> <li>Tour:</li> </ul>	Taxes:     \$3,570.28       ax Year:     2017       ac. Utilities?:     No       : 006-466-672
Itures:       ClthWsh/Dryr/Frdg/Stve/DW         oor       Type       Dimensions       Floor       Type       Dimensions         ain       Living Room       12'9 x 16'2       x       x         ain       Mitchen       12' x 11'9       x       x         ain       Dimensions       Floor       Type       Dimensions         ain       Master Bedroom       12' x 9'       x       x         ain       Bedroom       9' x 11'       x       x         ain       Bedroom       9' x 10'       x       x         mt       Recreation       12'6 x 28'7       x       x         x       x       x       x       x         shed Floor (Main):       1,195       # of Rooms:7       Ba         shed Floor (Above):       0       # of Kitchens: 1       1         shed Floor (Below)::       0       # of Levels: 2       2	t: 1 BLOCK ehold NonStrata	g Avail.	: Front Bus: 3 BLOCKS
shed Floor (Main):         1,195         # of Rooms:7         Ba           shed Floor (Above):         0         # of Kitchens: 1         1           shed Floor (Below):         0         # of Levels: 2         2	x x x x x x x x x x x x x	Туре	Dimensions X X X X X X X X X X X
shed Floor (Total):       1,968 sq. ft.       Crawl/Bsmt. Height: Beds in Basement: 0       Beds not in Basement: 3       5         inished Floor:       0       Basement: Fully Finished, Part       6         nd Total:       1,968 sq. ft.       7	I	# of Pieces Ensuite 3 Yes 4 No 3 No	e? Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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!

Rear Yard Exp: Council Appry?: Tax Inc. Utilities?: No P.I.D. 2012-036-170 Tour: Virtual Tour URL       For Tax Year: 2017 Tax Inc. Utilities?: No P.I.D. 2012-036-170 Tour: Virtual Tour URL         Wew: Services Connected: Electricity       Image: Council Appry?: Frame - Wood wood       Total Parking: 3 Wood       Covered Parking: 1 Parking: DetachedGrge/Carport       Parking Access: Front, Lane Parking: DetachedGrge/Carport         Stretcric: Wood       K.I. Fireplaces: R.I. Plumbing: Property Disc: Yes PAD Rental: How rest Lands: Freehold MonStrata       Dist. to School Bus: Title to Land: Property Disc: Yes PAD Rental: How rest Lands       Dist. to School Bus: Title to Land: Property Disc: Yes PAD Rental: How rest Lands       Dist. to School Bus: Title to Land: Property Disc: Yes PAD Rental: How rest Lands         Wood Wood Wood Moor Mark Services Control Location, Lane Access, Recreation Nearby, Shopping Nearby eatures: Whin Kitchen Above Bedroom 127 12 X 72 Main Main Above Flex Room 127 12 X 72 Main Main Main Server       Poor 120 2 X 72 More flex Services X       Ploor Ype       Type       Dimensions X       Ploor X       Ploor X       Type       Dimensions X       Ploor X       Ype X       X         Main Main Main Main Main Main Main Korpow: How Recreation 138 S 95 Meanterie: Meanterie: Main Main Main Main More floor No       Too Tour # of Pleces Ensuite? More flex Room 128 S 95 Meanterie: Meant		Nikki ( RE/MAX Phone: www	ented by: <b>Cvitanovic</b> Select Realty 778-926-6464 nikkicvit.ca @remax.net		s	REMAR elect Realty
Meas. Type:       Feet       Bedrooms:       3       Approx. Year Built: 1999         Depth / Size:       100       Bathrooms:       2       Age:       110         Depth / Size:       100       Bathrooms:       2       Age:       110         Haif Baths:       0       Gross Taxes:       3,3,31.3         Food Plain:       Far Car Yare:       For Tax Yare:       200       For Tax Yare:       200         Council Approv?       If new, GST/HST Inc?:       For Tax Yare:       Tour:       Virtual Tour URL         View:       :       :       :       Council Approv?       Tax Inc. Utilities?:       No         Station:       Wood       Concrete Parking:       Parking: Carport       Dat: to School Bus:       Tour:       Virtual Tour URL         Station:       Concrete Parking:       Reno. Year:       Dat: to School Bus:       Dat: to School Bus:       Tour:       Virtual Your Your Your Your Your Your Your Your	<b>R2331274</b> Board: V	Port C Central F	Coquitlam Pt Coquitlam		Resi	\$799,000 (LP)
Construction: Frame - Wood Wood Concrete Perimeter tain Screen: Reno. Year: tain Screen: Reno. Year: tain Screen: Reno. Year: tripplace Fuel to File to Land: Freehold NonStrata No 2: Property Disc.: Yes PAD Rental: PAD Rental:		Meas. Type: Depth / Size: Lot Area (sq.ft.) Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HS View: Complex / Subd	Feet Bedroom 100 Bathrood : 4,928.00 Full Bath Half Bat T inc?: :	ns: 3 ms: 2 ns: 2	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	Year Built: 1909 110 RA1 exes: \$3,431.32 Year: 2017 Utilities?: No 12-036-170
eatures:       ClthWsh/Dryr/Frdg/Stve/DW       Floor       Type       Dimensions       Floor       Type       Dimensions         Main       Living Room       12'11 x 12'       x       x       x       x       x         Main       Kitchen       7'10 x 7'       x       x       x       x       x       x         Main       Dining Room       12' x 7'2       x <t< td=""><td>onstruction:       Frame - Wood         xterior:       Wood         oundation:       Concrete Perimeter         ain Screen:       enovations:         enovations:       OF Fireplaces: 0         ireplace Fuel:       Vater Supply:         Vater Supply:       City/Municipal         uel/Heating:       Hot Water         vutdoor Area:       Fenced Yard         ype of Roof:       Asphalt         egal:       PL NWP2080 LT 5 BLK 25 L         menities:       PL</td><td>Reno. Year: R.I. Plumbing: R.I. Fireplaces: D 36. DISTRICT LOT 174&amp;289.</td><td>Parking: <b>DetachedGrge/Ca</b> Dist. to Public Transit: Title to Land: <b>Freehold No</b> Property Disc.: <b>Yes</b> PAD Rental: Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Hardwood</b>,</td><td>rport Dist. onStrata</td><td>-</td><td></td></t<>	onstruction:       Frame - Wood         xterior:       Wood         oundation:       Concrete Perimeter         ain Screen:       enovations:         enovations:       OF Fireplaces: 0         ireplace Fuel:       Vater Supply:         Vater Supply:       City/Municipal         uel/Heating:       Hot Water         vutdoor Area:       Fenced Yard         ype of Roof:       Asphalt         egal:       PL NWP2080 LT 5 BLK 25 L         menities:       PL	Reno. Year: R.I. Plumbing: R.I. Fireplaces: D 36. DISTRICT LOT 174&289.	Parking: <b>DetachedGrge/Ca</b> Dist. to Public Transit: Title to Land: <b>Freehold No</b> Property Disc.: <b>Yes</b> PAD Rental: Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Hardwood</b> ,	rport Dist. onStrata	-	
inished Floor (Main):710# of Rooms:9BathFloor# of PiecesEnsuite?Outbuildingsinished Floor (Above):430# of Kitchens: 11Main4NoBarn:Barn:Workshop/Shed:inished Floor (Below):436# of Levels:32Below3NoBarn:Workshop/Shed:inished Floor (Basement):0Suite: None33NoVorkshop/Shed:Pool:Garage Sz:Beds in Basement: 0Beds not in Basement: 35Joor Height:Garage Sz:Door Height:Infinished Floor:349Basement: Full, Partly Finished677Joor Height:Joor Height:	eatures:ClthWsh/Dryr/Frdg/Stve/IFloorTypeDimenMainLiving Room12'11 xMainKitchen7'10 xMainDining Room12' xMainMaster Bedroom10'11 xMainFoyer5'8 xAboveBedroom19' xAboveFlex Room15'5 xBelowBedroom11'9 xBelowRecreation13'8 x	Sions         Floor         Type           12'         7'         7'2           7'1         7'2         8'11           5'4         11'10         7'8           9'7         9'6         9'6	Dimensions X X X X X X X X X X X X X	Floor	Туре	x x x x x x x
ŭ	inished Floor (Main):       710         inished Floor (Above):       430         inished Floor (Below):       436         inished Floor (Besement):       0         inished Floor (Total):       1,576 sq. ft.         Jnfinished Floor:       349	# of Rooms: <b>9</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b> Suite: <b>None</b> Crawl/Bsmt. Height: Beds in Basement: <b>0</b> Beds no	Bath 1 2 3 4 t in Basement: <b>3</b> 5 6	Main 4	No	Barn: Workshop/Shed: Pool: Garage Sz:

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.

			<b>Nikki</b> RE/MA Phone: WW	sented by: <b>Cvitanovi</b> X Select Realty : 778-926-6464 w.nikkicvit.ca c@remax.net	с			s	REFINE elect <sup>Y</sup> Realty
Active R2319752 Board: V House/Single	Family		Port	RNESS STREE Coquitlam oln Park PQ /3B 3B9	T			Resi	dential Detached <b>\$799,000</b> (LP) (SP) M
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sut Services Conne	No : :: ST inc?: No :	Frontage Bedroom Bathroon Full Bath Half Bath	s: ns: s: is:	64.00 3 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 10-539-450
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Legal: Amenities:	Natural Gas City/Municipal Forced Air, Natural Fenced Yard, Patio Asphalt PL NWP19738 LT 1 None	r Reno. R.I. Pl R.I. Fi (Gas (s) 22 LD 36 SEC 7 T	umbing: replaces: WP 40	Property Disc.: <b>Ye</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>La</b>	eehold Nor s	nStrata	-	Access: <b>F</b>	
Features: Floor <b>Main</b>	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Den Laundry	g/Stve/DW Dimensions 20' x 11'1 8'5 x 5'5 11' x 10'10 15' x 9'6 11'5 x 9'6 11'8 x 9'1 7' x 5'6 14'6 x 5'6 x	Floor Type		mensions X X X X X X X X X X X	Floor	Ту	pe	Dimensions x x x x x x x x x x x x x
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floor Grand Total:	(Above):         0           (Below):         0           (Basement):         0           (Total):         1,308           pr:         0	# of Kito # of Lev Suite: No Grawl/Bs Beds in E	hens: <b>1</b> els: <b>1</b> one mt. Height:	iot in Basement: <b>3</b>	x Bath 1 2 3 4 5 6 7 8	Floor # Main Main	e of Pieces 3 4	Ensuite? Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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 !!

		Nikki <sub>RE/M</sub>	esented by: Cvitanov AX Select Realty e: 778-926-6464	ic				REMIEX
			vw.nikkicvit.ca kic@remax.net				S	elect <sup>¶</sup> Realty
<b>ctive</b> 2 <b>322791</b> oard: V louse/Single Family		Por Oxf	NTON AVENU t Coquitlam ord Heights V3B 6Z7	E			Resi	dential Detached <b>\$799,800</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/ View: Complex / Su	Feet 124 ft.): 6,189.00 No p: Northeast y?: HST inc?: No :	Frontage Bedroom Bathroor Full Bath Half Bath	าร: ทร: เร: าร:	50.00 3 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 08-167-605
tyle of Home: Rancher/Bu construction: Frame - Wo kterior: Vinyl oundation: Concrete Pe ain Screen: enovations: 0 of Fireplaces: 1 replace Fuel: Natural Gas /ater Supply: Community Heating: Forced Air, utdoor Area: Patio(s) ype of Roof: Asphalt egal: LOT 2 LD 36 menities:	od erimeter Reno. R.I. P R.I. F	Year: umbing: replaces: 75299	Total Parking: <b>4</b> Parking: <b>Garage;</b> Dist. to Public Trar Title to Land: <b>FI</b> Property Disc.: <b>Y</b> PAD Rental: Fixtures Leased: <b>N</b> Fixtures Rmvd: <b>N</b> Floor Finish: <b>M</b>	: Double nsit: 1 BLO reehold No es o :		-	) Access: <b>F</b>	ront 5: 1 BLOCK
te Influences: Cul-de-Sac,	Recreation Nearby, Sł ryr/Frdg/Stve/DW, Dra		igs					
loor Type Main Living Room Main Dining Room Main Kitchen Main Eating Area Main Master Bedro Main Bedroom Main Bedroom Main Laundry	13'0 x 11'0 13'0 x 12'0 16'0 x 12'0 14'0 x 12'0 11'0 x 10'0 11'0 x 9'0 7'0 x 6'0 x	Floor Type	D	imensions x x x x x x x x x x x x x	Floor	Ту	rpe	Dimensions x x x x x x x x x x x
nished Floor (Main): nished Floor (Above):	0 # of Lev 0 Suite: N	chens: <b>1</b> rels: <b>1</b> <b>one</b> smt. Height:	not in Basement: <b>3</b>	x Bath 1 2 3 4 5	Floor Main Main	# of Pieces 4 3	Ensuite? No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

A rare find in a great family neighbhourhood 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!

				Nikk RE/I Phor w	Presented by: <b>i Cvitanov</b> MAX Select Realty ne: 778-926-6464 ww.nikkicvit.ca kkic@remax.net	vic			s	REFINER Select Realty
<b>Active</b> <b>R2328727</b> Board: V House/Single	e Family			Po	INCENT STREE ort Coquitlam ilenwood PQ V3B 3T7	ET			Resi	idential Detached <b>\$818,800</b> (LP) (SP) M
				Flood Plain: Rear Yard E Council App If new, GST View: Complex / S	e: q.ft.): <b>4,026.00</b> ixp: rv?: i/HST inc?: <b>:</b>	Bedroor Bathroo Full Bat Half Bat	ms: hs: hs:	33.00 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 12-518-247
Style of Home Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplace Fireplace Fuel Vater Supply: Fuel/Heating: Dutdoor Area Type of Roof: .egal:	Frame - Wood Stucco, Wood Concrete Perimeta s: 2 : Wood : City/Municipal Forced Air : Fenced Yard, Pati	o(s) & D	eck(s)	mbing: eplaces:	Total Parking: <b>4</b> Parking: <b>Open</b> Dist. to Public Tra Title to Land: <b>1</b> Property Disc.: <b>1</b> PAD Rental: Fixtures Leased: <b>1</b> Fixtures Rmvd: Floor Finish:	Freehold No	-		g Access:	ıs:
ite Influence eatures:	s:									
Floor Main Main Main Main Below Below Below	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Family Room Bedroom Bedroom	20' : 15' : 12'3 : 13'3 : 9'9 : 11'4 : 21' : 12'6 : 13'9 :	x 10' x 9' x 9' x 7'6 x 12'6	Floor Typ	e	Dimensions X X X X X X X X X X X X	Floor	Ţ	уре	Dimensions X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Flo Grand Total:	(Above):       1,00         (Below):       1,00         (Basement):	8 0	# of Roor # of Kitch # of Leve Suite: Crawl/Bsr	nens: <b>1</b> Hs: <b>2</b> nt. Height: asement: <b>0</b> Bed	s not in Basement: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Below	# of Pieces 4 4	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
This 5 bedro	(s): Luxmore Realty oom 2 bath home in or EASILY CONVERT	the hear INTO 2	t of Glenv BEDROON	vood PQ has huge o 4 SUITE - second ei	outdoor covered pa	tio area an	d incredi	ble wet bar	r area dow	Instairs for the perfect

		<b>Nikk</b> RE/ Pho	Presented by: <b>(i Cvitano)</b> MAX Select Realty one: 778-926-6464 www.nikkicvit.ca ikkic@remax.net	vic			s	REFINE elect Realty
<b>Active</b> <b>R2331331</b> Board: V House/Single Family		F	IARY HILL RO Port Coquitlam tral Pt Coquitlam V3C 3A1	AD			Resi	dential Detached <b>\$829,900</b> (LP) 😎 (SP) M
Style of Home:       2 Storey w/Bsm         Construction:       2 Storey w/Bsm         Frame - Wood       Wood         Construction:       Frame - Wood         Sterior:       Oundation:         Construction:       Frame - Wood         Sterior:       Oundation:         Renovations:       Concrete Perime         # of Fireplaces:       O         Fireplace Fuel:       None         Vater Supply:       City/Municipal         Forced Air, Natur       Fenced Yard, Su         Vupe of Roof:       Asphalt	eter Reno. Y R.I. Plu R.I. Fire ural Gas	Flood Plain Rear Yard Council Ap If new, GS View: Complex / Services Co	e: Feet ze: 0.00 sq.ft.): 3,548.00 :: Exp: East prv?: T/HST inc?: No : Subdiv: prnected: Electrici Total Parking: 2 Parking: Open, Dist. to Public T Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Leased: Fixtures Rmvd: Floor Finish:	Covered P RV Parking A ransit: 1/4 BL Freehold No Yes No : No :	s: ns: s: s: s: s: s: <b>Gas, Sa</b> 'arking: 1 <b>Avail.</b> <b>.K</b> <b>nStrata</b>	L Parking	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2018 Utilities?: 01-900-978 n Sewer, Water
menities: None ite Influences: Central Location eatures: ClthWsh/Dryr/F	n, Lane Access, Recr Frdg/Stve/DW, Drap			I				
Floor Type Main Living Room Main Kitchen Main Dining Room Main Den Main Laundry Above Bedroom Above Bedroom Bsmt Living Room Bsmt Kitchen Bsmt Bedroom	Dimensions 13' x 11'7 10'1 x 9'3 8'10 x 7'9 8'10 x 8'2 0'0 x 0'0 13'7 x 10'3 13'5 x 8'7 11'9 x 9'11 11' x 10'5 10'4 x 10'1		pe undry	Dimensions 9'5 x 4'4 x x x x x x x x x x x x x x	Floor	Ту	pe	Dimensions x x x x x x x x x x x
Finished Floor (Main): 6 Finished Floor (Above): 4 Finished Floor (Below): Finished Floor (Basement): 6 Finished Floor (Total): 1,7 Jnfinished Floor:	550         # of Room           403         # of Kitch           0         # of Level           550         Suite: Una           703 sq. ft.         Crawl/Bsn	ens: <b>2</b> ls: <b>3</b> authorized Suite nt. Height: asement: <b>1</b> Be	ds not in Basement: <b>2</b>	Bath 1 2 3 4	Floor Main Bsmt	# of Pieces 4 4	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
	1							

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

E				Nikki ( RE/MAX Phone: www	ented by: Cvitanov Select Realty 778-926-6464 .nikkicvit.ca @remax.net	/ic			s	REMIX elect <sup>V</sup> Realty
Active R2313571 Board: V House/Single	Family			Port Oxfor	ARS PLACE Coquitlam d Heights BB 6B9				Resi	dential Detached <b>\$830,000</b> (LP) 👓 (SP) M
			Me De Lot Flo Re Co If r Vie Col	od Plain: ar Yard Exp: uncil Apprv? new, GST/HS w: mplex / Subo	it IT inc?: <b>No :</b> liv:	Frontage Bedroom Bathroon Full Bath Half Bath	s: ns: s: ns:	60.00 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	+-/
•	Frame - Wood Wood Concrete Perimet	Re R. d d al Gas, Wood	no. Year: I. Plumbing: I. Fireplaces: ed Yard		Total Parking: <b>3</b> Parking: <b>Carpor</b> Dist. to Public Tr Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	ansit: Freehold No Yes No :		2	) Access: <b>F</b>	
egal: menities: ite Influences: eatures:	PL NWP60908 LT None Cul-de-Sac, Greer ClthWsh/Dryr/Frd	belt, Private	Setting, Privat							
Floor Main Main Main Main Above Above	Type Living Room Dining Room Kitchen Family Room Master Bedroom Bedroom Bedroom	Dimensions 18'3 x 13'2 9'8 x 11'0 9'10 x 11'7 14'1 x 13'3 12'0 x 12'2 9'11 x 13'9 9'8 x 9'4 x x x	5 Floor L 7 3 L0	Туре		Dimensions X X X X X X X X X X X	Floor	Ту	rpe	Dimensions X X X X X X X X X X
inished Floor ( inished Floor ( inished Floor ( inished Floor ( inished Floor ( Infinished Floo irand Total:	Above): 83 Below): Basement): Total): 1,75	2 # of 6 # of 0 # of 0 Suite 8 sq. ft. Craw Beds	Rooms:7 Kitchens: 1 Levels: 2 e: None I//Bsmt. Height: in Basement: 0 ment: Crawl	Beds no	ot in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Above Main	# of Pieces 2 4 3	Ensuite? No No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(s	): Royal LePage W	est R.E.S.			R	loyal LePage	West R	.E.S.		
home backs o one wood bui completely re	nto the greenbelt,	and the PoCo n concept kito aker tub, new	Trail. Feature chen opening o flooring, walls	s include Va nto the wra s, sink and to	ulted Ceilings in p around sunde pilet. New hot w	n the Living I ck, newer SS vater tank &	Room, fle 5 appliar heat effi	oor to ceilin nces and ve	ng stone f ery large is	ter Oxford Heights. ireplaces (one gas 8 sland. Main bathroo ed minutes from

			Nikki RE/M/ Phone WW	esented by: <b>Cvitanov</b> AX Select Realty e: 778-926-6464 w.nikkicvit.ca iic@remax.net	<i>r</i> ic			s	REFINER elect Realty
<b>Active</b> R <b>2320597</b> Board: V House/Single Family			Por Linc	AIRIE AVENU t Coquitlam oln Park PQ V3B 1S9	JE			Resi	dential Detached \$835,000 (LP) (SP) M
			Flood Plain: Rear Yard Ex Council Appry If new, GST/I View: Complex / Su	ft.): <b>4,026.00</b> No p: /?: HST inc?: No :	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ms: ns: ns:	33.00 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 11-771-241
outdoor Area: Fenced Ya	ood ood erimeter s cipal Natural Gas rd	Reno. Year: R.I. Plumbir R.I. Fireplac			Freehold No Yes No :	onStrata	Dist. to	9 Access: L	
menities: In Suite La	cation, Lane Ac Dryr/Frdg/Stve, Dime n 22'3 n 11'2 11'6 11'2 room 14'4 11'3 7'10	cess, Recreati /DW nsions Flo x 12'10 Ab x 9'5 x 10' x 9'5 x 10'6 x 12'8 x 10'10 x 7'7	on Nearby, Shop	ping Nearby	Dimensions 9'4 x 8'11 x x x x x x x x x x x x x x x	Floor	Ту	/pe	Dimensions x x x x x x x x x x x x x
Above         Other           inished Floor (Main):         inished Floor (Above):           inished Floor (Below):         inished Floor (Below):           inished Floor (Basement):         inished Floor (Total):           infinished Floor:         inished Floor:	10'6 1,184 0 722 1,906 sq. ft. 0 1,906 sq. ft.	<b>x 7'10</b> # of Rooms: <b>1</b> # of Kitchens: # of Levels: Suite: <b>Other</b> Crawl/Bsmt. <b>H</b> Beds in Basem Basement: <b>Fu</b>	1 2 eight: ent: 0 Beds	not in Basement: <b>3</b>	x Bath 1 2 3 4 5 6 7 8	Floor Main Main Above	# of Pieces 2 5 4	Ensuite? Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
isting Broker(s): Keller Wi									

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

		<b>Nikki</b> RE/MA Phone www	esented by: <b>Cvitanovi</b> X Select Realty : 778-926-6464 w.nikkicvit.ca ic@remax.net	с			s	REFINE elect Realty
<b>Active</b> <b>R2321831</b> Board: V House/Single Family		Port Birch	<b>LLIS DRIVE</b> Coquitlam Iland Manor /3B 1G8				Resi	dential Detached <b>\$848,000</b> (LP) (SP) M
		Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sub	?: IST inc?: <b>Yes : GREE</b>	NOR	s: ns: s: ns:	45.00 4 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 07-255-055
Style of Home:2 StoreyConstruction:Frame - WoodExterior:Mixed, VinylFoundation:Concrete PerRain Screen:Partly& of Fireplaces:2Fireplace Fuel:ElectricVater Supply:City/MunicipFuel/Heating:Forced AirDutdoor Area:Balcny(s) PaEggal:PL NWP3609Amenities:In Suite LaurSite Influences:Central Loca	imeter Rer R.I. R.I. bal tio(s) Dck(s) 2 LT 283 LD 36 SEC ndry		Total Parking: 4 Parking: Garage; 9 Dist. to Public Trans Title to Land: Fre Property Disc.: Ye PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish:	sit: eehold Nor s ; ;	en	-	9 Access: <b>F</b> 9 School Bu	
Teatures:ClthWsh/DryFloorTypeMainLiving RoomMainDining RoomMainKitchenMainBedroomMainBedroomBsmtRecreationBsmtLaundryBsmtStorage	rr/Frdg/Stve/DW Dimensions 14' x 13' 11' x 9' 11' x 11' 11' x 8' 10' x 8' 16' x 13' 11' x 9' 6' x 6' 10' x 5'	Floor Type		mensions X X X X X X X X X X X	Floor		rpe	Dimensions x x x x x x x x x x
inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Basement):	0 # of k 0 # of l 765 Suite:	Rooms: <b>10</b> (itchens: <b>1</b> .evels: <b>2</b> <b>Unauthorized Suite</b> /Bsmt. Height: in Basement: <b>1</b> Beds r	not in Basement: <b>3</b>	Bath 1 2 3 4 5	Floor Main Bsmt	# of Pieces 4 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

		N	Present <b>ikki Cv</b> RE/MAX Se Phone: 778 www.nik nikkic@re	lect Realty -926-6464 kicvit.ca	/ic			s	REFINEX Realty			
Active R2299802 Board: V House/Single Family		3547	547 HANDLEY CRESCENT Port Coquitlam Lincoln Park PQ V3B 2Y4					Residential Detached <b>\$849,000</b> (LP) (SP)				
		Depth Lot An Flood Rear Cound If nev View: Comp	. Type: <b>F</b> n / Size: rea (sq.ft.): <b>8</b> Plain: Yard Exp: cil Apprv?: v, GST/HST in lex / Subdiv:	nc?: :	Bedroc Bathro Full Ba Half Ba	oms: ths: iths:	55.00 5 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	+- <b>/</b>			
Style of Home:       Split Entry         Construction:       Frame - Wood         Exterior:       Mixed, Stucco         Foundation:       Concrete Peri         Rain Screen:       Partly         # of Fireplaces:       2         Fireplace Fuel:       Electric, Wood         Water Supply:       City/Municipa         Fuel/Heating:       Forced Air, Na         Outdoor Area:       Balcny(s) Pat         Type of Roof:       Asphalt         Legal:       LT 18 LD 36 S         Amenities:       Site Influences: Golf Course N	o, Wood imeter Reno. R.I. Plu R.I. Fin d atural Gas, Wood io(s) Dck(s), Fenced N SEC 6 TWP 40 PL 2105	umbing: eplaces: /ard 9	Par Dis Titl Pro PAI Fix Fix Flo		rt; Single, ansit: closo Freehold M Yes No : Yes: outdo Laminate,	Open, RV e lonStrata oor firepla Vinyl/Lin	<b>Parking Av</b> Dist. to	School Bu	s: <b>close</b>			
Features: Floor Type Main Living Room Main Dining Room Main Eating Area Main Bedroom Main Bedroom Main Bedroom Below Recreation Below Bedroom Below Bedroom	Dimensions 17'9 x 14'2 15'1 x 13'9 9'11 x 9'7 15'1 x 9'5	Floor Below	Type Laundry		Dimensions 22'8 x 9'11 x x x x x x x x x x x x x x x	Floor		/pe	Dimensions X X X X X X X X X			
Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor:		hens: <b>1</b> els: <b>2</b> mt. Height: Basement: <b>0</b>	Beds not in	Basement: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Main Below	# of Pieces 4 2 3	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:			
Listing Broker(s): <b>RE/MAX Tre</b>	eland Realty				RE/MAX Tr		-		shaped lot in great			

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

		Nikki ( RE/MAX Phone: www	ented by: <b>Cvitanovi</b> Select Realty 778-926-6464 .nikkicvit.ca @remax.net	ic			S	REFINEX elect <sup>V</sup> Realty		
<b>Active</b> <b>R2329571</b> Board: V House/Single Family		Port Central F	EIGH STREE Coquitlam Pt Coquitlam 3C 3J3	Т		Residential Detached <b>\$849,000</b> (LP) (SP) M				
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft.) Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HS View: Complex / Subd	Feet ): 6,896.00 No T inc?:No No :		s: ns: s: is:	0.00 6 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Price: \$849,000 Year Built: 1974 45 RS1 xes: \$3,833.34 Year: 2017 Utilities?: No 27-555-305		
tyle of Home: 2 Storey construction: Frame - W ixterior: Mixed oundation: Concrete I ain Screen: to of Fireplaces: 1 ireplace Fuel: Other Vater Supply: City/Muni uel/Heating: Electric, N Dutdoor Area: ype of Roof: Asphalt egal: PL BCP360	Perimeter Reno. R.I. Plu R.I. Fin Cipal atural Gas	umbing: eplaces:	Total Parking: 6 Parking: Add. Par Dist. to Public Trar Title to Land: Fr Property Disc.: Ya PAD Rental: Fixtures Leased: No Fixtures Rmvd: Floor Finish: Ha	nsit: reehold Nor es	., Open	-	Access: R			
menities: Playgroun ite Influences: Central Lo eatures:	d cation, Paved Road, Priv	ate Yard, Recreation Ne	earby, Shopping I	Nearby						
Floor Type Main Living Roon Main Kitchen Main Dining Roo Main Bedroom Main Bedroom Main Kitchen Main Living Roon Main Bedroom Main Bedroom	17'5 x 11' m 9'7 x 11'3 11' x 9'6 17' x 9'6 11' x 8'6 7'9 x 7'3	Floor Type Main Bedroo		imensions .1' x 11'	Floor	Тур	pe	Dimensions X X X X X X X X X		
inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total): Infinished Floor: Grand Total:	2,460 sq. ft. Crawl/Bs Beds in E	hens: <b>2</b> els: <b>2</b> mauthorized Suite mt. Height:	t in Basement: <b>6</b>	Bath 1 2 3 4 5 6 7 8	Floor # Main Bsmt	e of Pieces 4 4	Ensuite? Yes No	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.

		Nikki RE/MAJ Phone: www	sented by: Cvitanovi ( Select Realty 778-926-6464 (.nikkicvit.ca @remax.net	C			s	REMAX elect Realty
<b>Active</b> <b>R2328962</b> Board: V House/Single Family		Lincol	ERON CRESC Coquitlam In Park PQ 3B 1W9	ENT			Resi	dential Detached <b>\$849,900</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Sube Services Conne	: 5T inc?:	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ms: ns: hs:	0.00 4 2 1 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	··· ··· ··· ··· ··· ··· ··· ··· ··· ··
tyle of Home:2 Storey, SplConstruction:Frame - Wooixterior:Stuccoioundation:Concrete Periain Screen:Concrete Pertenovations:Natural Gasto of Fireplaces:2Vater Supply:City/Municipvuel/Heating:Forced Air, NDutdoor Area:Balcny(s) Paiegal:PL NWP3973	d imeter Reno. R.I. Plu R.I. Fir al atural Gas	umbing: replaces:	Total Parking: <b>6</b> Parking: <b>Garage;</b> Dist. to Public Tran Title to Land: <b>Fr</b> Property Disc.: <b>Ye</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: Floor Finish: <b>La</b>	sit: CLOSE eehold No es :	/ Parking E onStrata	g Avail.	Access: <b>F</b> School Bu	
ite Influences: Cul-de-Sac, F eatures: ClthWsh/Dry Floor Type Above Living Room Above Dining Room Above Kitchen Above Master Bedroom Above Bedroom Above Bedroom Asmt Recreation Asmt Den Asmt Bedroom Asmt Bedroom	r/Frdg/Stve/DW, Disl Dimensions 16'8 x 14'0 11'0 x 8'9 15'3 x 10'7	e Yard, Recreation Nea hwasher, Microwave, P Floor Type Bsmt Storag	<b>Pantry</b> Di	mensions '4 x 9'3 x x x x x x x x x x x x x	Floor	Ту	pe	Dimensions X X X X X X X X X
	1,191         # of Roo           0         # of Kitci           0         # of Levi           819         Suite:           2,010 sq. ft.         Crawl/Bs           Beds in E	hens: <b>1</b> els: <b>2</b> mt. Height:	ot in Basement: <b>3</b> Separate Entry	Bath 1 2 3 4 5 6 7 8	Floor Above Above	# of Pieces 4 2	Ensuite? No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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

Bardie '' UB 11 For the standard PQ (SP) VB 11 For the standard PQ (SP) Sold Date: Prontage (feet): \$5.0.0 Original hick: \$\$49,900 VB 11 For the standard PQ (SP) Depth / Size: 128 Bathrooms: 3 Age: 48 Lor Area (sq.ft.): 7,467.00 Full Baths: 2 Zoning: R54 For Tax Year: 2017 Tax Inc. Utilities: No P 1.D::008-485-461 Tour: Ve: No: Complex / Subdiv: Services Connected: Electricity, Storm Sever, Water Style of Home: Basement Entry Construction: Frame - Wood Concrete Parimeter Ref: Fram				Nikki RE/MAX Phone: www	eented by: <b>Cvitanovi</b> ( Select Realty 778-926-6464 .nikkicvit.ca @remax.net	ic			s	REFINEX elect <sup>Y</sup> Realty
Meas. Type:       Feet Depth / Size:       Dedroms:       5       Approx. Year Built: 1971         Depth / Size:       128       Bathrooms:       3       Age:       48         Lot Area (s.g.t):       7.467.00       Full Baths:       1       Gross Taxes:       5.3779.9         Proof Plain:       No       Half Baths:       1       Gross Taxes:       5.3779.9         Rear Yang Exp:       No       Half Baths:       1       Gross Taxes:       5.3779.9         Rear Yang Exp:       No       No       Half Baths:       1       Gross Taxes:       5.3779.9         Rear Yang Exp:       No       No       Half Baths:       1       Gross Taxes:       5.3779.9         Style of Home:       Basement Entry       Total Parking: Add. Parking Axail, Garage Single         State Draing Axail, Carage Single:       Fore Franks:       Renovations:       R.I. Fireplaces:       Property Disc:: Yes       Yes         Renovations:       R.I. Fireplaces:       Property Disc:: Yes       Paol Rental:       Robit Tranks:       Lot Area (Franks):       Lot Area (Franks):       Lot Area (Franks):       Kes         Wath Suppo	<b>R2331913</b> Board: V		1	Port Glen	Coquitlam wood PQ	UE			Resi	dential Detached \$849,900 (LP) 👓 (SP) M
Construction: Frame - Wood Scherior: Other, Stucco, Wood Concrete Perimeter Rain Screen: Rain Sc				Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo	128 ): 7,467.00 No North : ST inc?: No : div:	Bedroon Bathroon Full Bath Half Bath	ns: ms: ns: hs:	5 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	Year Built: 1971 48 RS4 xes: \$3,779.97 Year: 2017 Utilities?: No
Floor     Type     Dimensions     Floor     Type     Dimensions     K       Main     Master Bedroom     11'3 x 12'5     x     x     x     x       Main     Dining Room     9'12 x 6'     x     x     x       Main     Living Room     10'2 x 9'     x     x     x       Main     Bedroom     10'2 x 9'     x     x     x       Main     Bedroom     10'2 x 9'     x     x     x       Main     Bedroom     10'3 x 9'2     x     x     x       Selow     Recreation     17'3 x 12'     x     x     x       Selow     Bedroom     9'1 x 11'6     x     x     x       Selow     Bedroom     9'9 x 7'6     x     x       inished Floor (Main):     1,087     # of Rooms:10     # of Rooms:10     x       inished Floor (Below):     0     # of Rooms:10     # of Levels: 2     2       Suite:     Unauthorized Suite     3     Below     4     No       Jinished Floor (Total):     1,877 sq. ft.     Full Fully Finished, Separate Entry     7     8	onstruction: xterior:Frame - Wood Other, Stucco, Concrete Perim ain Screen: enovations:of Fireplaces:0of Fireplaces:0ireplace Fuel: vater Supply: uut/heating:City/Municipal Forced Air Fenced Yard, P Asphaltof Roof:Asphaltegal:PL NWP38162menities:In Suite Laundite Influences:Central Locatio	Wood neter atio(s) LT 103 DL 460 ry, Storage on, Cleared, Re	R.I. Plumbing: R.I. Fireplaces: 6 LD 36. ecreation Near	by, Shopping N	Parking: Add. Par Dist. to Public Tran Title to Land: Fr Property Disc.: Ye PAD Rental: Fixtures Leased: Ne Fixtures Rmvd: Ne Floor Finish: La	rking Avai asit: 1 reehold No es o : o :	l., Garago	e; Single Dist. to	School Bu	s: <b>7</b>
inished Floor (Main): inished Floor (Above):1,087 # of Rooms:10# of Rooms:10 # of Kitchens: 2BathFloor # of PiecesEnsuite? Ensuite?Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:inished Floor (Below): inished Floor (Basement):790 1,877 sq. ft.Suite: Unauthorized Suite Crawl/Bsmt. Height: Beds in Basement: 03Below4No Workshop/Shed: Pool: Garage Sz: Door Height:Jnfinished Floor: Grand Total:0 1,877 sq. ft.Beds not in Basement: 5 Basement: Full, Fully Finished, Separate Entry5 6 7 85 6 7 85 6 7 85 6 7 85 6 7 85 6 7 85 8 85 8 85 8 85 9 911	Floor Type Main Master Bedroon Main Kitchen Main Dining Room Main Living Room Main Bedroom Main Bedroom Below Recreation Below Kitchen Below Bedroom	Dimensi 11'3 x 1 12'8 x 9 9'12 x 6 16'5 x 1 10'2 x 9 10'3 x 9 17'3 x 1 12'3 x 8 9'11 x 1	ions Floor L2'5 J' L2'2 J' J'2 L2'2 J'2 L2' 3'4 L1'6		•	x x x x x x x x x x x x	Floor	Ту	/pe	x x x x x x x
	inished Floor (Main): 1, inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total): 1, Jnfinished Floor:	.087 # 0 # 790 So .877 sq. ft. Co Be 0 Ba	of Rooms: <b>10</b> of Kitchens: <b>2</b> of Levels: <b>2</b> uite: <b>Unauthori</b> rawl/Bsmt. Heig eds in Basement	ht: t: <b>0</b> Beds no		Bath 1 2 3 4 5 6 7	Main Main	4 2	No Yes	Barn: Workshop/Shed: Pool: Garage Sz:
isting Broker(s): RE/MAX Sabre Realty Group RE/MAX Sabre Realty Group	isting Broker(s): <b>RE/MAX Sabr</b>	e Realty Grou	ıp		RE	/MAX Sab	re Realty	/ Group		

				Presented by: <b>KKI CVITA</b> RE/MAX Select Re Phone: 778-926-6 www.nikkicvit.o nikkic@remax.r	alty 464 a	C			s	REMEX elect Realty
Active R2298241 Board: V House/Single	Family		1406	PITT RIVER Port Coquitlam Mary Hill V3C 1N7	ROAD	)			Resi	dential Detached <b>\$868,000</b> (LP) (SP) [
			Flood P Rear Ya Council If new, View: Complet	ype:         Feet           Size:         156.25           a (sq.ft.):         5,511.           lain:         1	:	Frontage Bedroom Bathroon Full Bath Half Bath	is: ns: s: ns:	37.10 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	
Construction: Exterior: Coundation: Rain Screen: Renovations: # of Fireplaces: Fireplace Fuel: Vater Supply: Fuel/Heating: Dutdoor Area: Type of Roof:	Electric, Wood City/Municipal Forced Air Balcony(s) Asphalt	R.I. Plur R.I. Fire	nbing:	Total Park Parking: 0 Dist. to Pu Title to La Property I PAD Renta Fixtures L Fixtures R Floor Finis	Open blic Trans nd: Fre isc.: Yes l: wased: No nvd:		nStrata	Dist. to	g Access: <b>F</b> o School Bu	
egal: menities: iite Influences:	PL NWP1932 LT 21 In Suite Laundry	DL 232 LD 36.								
Features: Floor Main Main Main Main Main Below Below	ClthWsh/Dryr/Frdg Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Walk-In Closet Kitchen Dining Room Living Room	/Stve/DW, Drap Dimensions 12'2 x 11'2 11'2 x 9' 12'3 x 9'5 12'10 x 9'1 9'3 x 7'5 11'8 x 7'5 8'11 x 5'11 9'6' x 8'2 11'9 x 10'2 14'5 x 11'9	es/Window Co Floor Below Below Main Below	Type Bedroom Bedroom Laundry Laundry	Dir 12' 9'	nensions 7 x 10'6 7 x 7'8 1 x 3'10 2 x 4'10 x x x x x x x x x x x	Floor	Τ	уре	Dimension x x x x x x x x x x
Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Grand Total:	Main):         1,026           Above):         0           Below):         1,021           Basement):         0           Total):         2,047           r:         0	# of Room # of Kitchu # of Level Suite: Lice Crawl/Bsm Beds in Ba	ens: <b>2</b> 5: <b>2</b> e <b>nsed Suite</b> t. Height:	Beds not in Basem	ent: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Below	# of Pieces 4 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

				Ni	RE/MAX Phone: www	sented by: <b>Cvitanov</b> X Select Realty 778-926-6464 v.nikkicvit.ca c@remax.net	vic			S	REMEX elect <sup>V</sup> Realty
Active R2328611 Board: V House/Single	Family			114	Port Birchl	SER AVENU Coquitlam and Manor 3B 1L8	E			Resid	dential Detached <b>\$868,000</b> (LP) (SP) M
				Lot An Flood Rear Y Counc	Type: / Size: ea (sq.ft	:	Frontage Bedroon Bathroo Full Bath Half Bat	ns: ms: ns:	0.00 4 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+- <b>/</b>
				View: Compl	ex / Sub	Yes: Mou div:		Gas, Sa	nitary Sev	Tour: <b>V</b> i	rtual Tour URL n Sewer, Water
Vater Supply: uel/Heating:	Natural Gas, City/Municip Forced Air Patio(s) & Do Asphalt PL NWP3765 None	imeter Wood al eck(s) 6 LT 187 LD 3	36 SEC 6 1	mbing: eplaces:		Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd:	ansit: Freehold No Yes No :			School Bus	5:
Floor Main Main Main Main Below Below Below	Type Kitchen Dining Room Living Room Bedroom Bedroom Recreation Bedroom Steam Room	Dime 11'7 8'10 13'4 11'2 8'4 7'11 13'4 13'4 10'11 4'8	nsions x 10'11 x 11'4 x 14'0 x 10'11 x 10'7 x 10'7 x 10'7 x 14'0 x 8'6 x 13'7	Floor	Туре		Dimensions X X X X X X X X X X	Floor	- Τγ	/pe	Dimensions x x x x x x x x x x x x
Below Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Frand Total:	Above): Below): Basement): Total):	8'11 : 1,009 0 632 0 1,641 sq. ft. <u>63</u> 1,704 sq. ft.	# of Roon # of Kitch # of Leve Suite: Crawl/Bsn	iens: <b>1</b> Is: <b>2</b> int. Height: asement: <b>0</b>	Beds no	ot in Basement: <b>4</b>	x Bath 1 2 3 4 5 6 7 8	Floor Main Below	# of Pieces 4 4	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
							1 0				

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.

		Nikki RE/MAJ Phone: www nikkio	sented by: Cvitanov ( Select Realty 778-926-6464 (.nikkicvit.ca @remax.net					REMR elect <sup>Y</sup> Realty
Active R2322325 Board: V House/Single Family		Oxfo	<b>MERIDIAN R</b> Coquitlam <sup>r</sup> d Heights 3B 3P2	OAD			Resi	dential Detached <b>\$869,900</b> (LP) (SP) M
	MERIDIAN RO	ADD Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/H View: Complex / Sub	Feet ): 6,344.00 No : 5T inc?: :	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ms: ns: ns:	0.00 4 3 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	
# of Fireplaces: 2 Fireplace Fuel: Natural Ga Nater Supply: City/Munic Fuel/Heating: Electric	k Block Reno. 7 y, Substantially R.I. Plu R.I. Fir Is	Year: ımbing: eplaces:	Total Parking: <b>3</b> Parking: <b>Carport</b> Dist. to Public Tran Title to Land: <b>Fi</b> Property Disc.: <b>Yo</b> PAD Rental: Fixtures Leased: <b>Yo</b> Fixtures Rmvd: <b>N</b> Floor Finish: <b>La</b>	nsit: Close reehold No es es: Security	nStrata y System	Dist. to	Access: L	
egal: PL NWP53 Amenities: Storage Site Influences: Central Loc Features: ClthWsh/D Floor Type Main Living Roon Main Dining Roon Main Bedroom Main Master Bed Below Foyer Below Bedroom	m 14'8 x 9'1 14'4 x 12'8 13'1 x 9'5 room 11'6 x 13'2 9' x 5'4 10'2 x 9'2	reation Nearby, Shopp	D	imensions 5'7 x 6'7 x x x x x x x x x x x x	Floor	Ту	pe	Dimensions X X X X X X X X
Below         Bedroom           Below         Kitchen           Below         Living Roon           Finished Floor (Main):         Finished Floor (Main):           Finished Floor (Below):         Finished Floor (Below):           Finished Floor (Basement):         Finished Floor (Total):	967         # of Roo           0         # of Kitcl           844         # of Leve           0         Suite: Ur           1,811 sq. ft.         Crawl/Bs           Beds in E         Beds in E	hens: <b>2</b> els: <b>2</b> mauthorized Suite mt. Height:	ot in Basement: <b>4</b>	x x x Bath 1 2 3 4 5 6	Floor Main Main Below	# of Pieces 3 3 3 3	Ensuite? Yes No No	X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

		Nikki ( RE/MAX Phone: www	sented by: Cvitanovi (Select Realty 778-926-6464 .nikkicvit.ca @remax.net	ic			s	REMAX elect <sup>1</sup> Rea	alty
Active R2312901 Board: V House/Single Family		Port ( Glen	ITLAM AVEN Coquitlam wood PQ BB 1H9	UE			Resid	dential Det <b>\$879,00</b>	
	The second	Sold Date:		Frontage	e (feet):	60.00	Original	Price: <b>\$89</b>	9,999
A Babert	and the second se	Meas. Type:	Feet	Bedroon	ns:	5	Approx.	Year Built:	1958
		Depth / Size:	121	Bathroor	ns:	2	Age:		60
		Lot Area (sq.ft.	): 7,272.00	Full Bath	ns:	2	Zoning:		RES
		Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS	:	Half Batl	hs:	0			
		View:	No :						
		Complex / Subo		D					
			cted: Communit Sewer, Wa		city, Na	tural Gas,	Sanitary	Sewer, S	torm
tyle of Home: Basement E			Total Parking: 5	Covered I	Parking: 1	. Parking	Access: F	ront, Lane	
onstruction: Frame - Wo xterior: Wood	od		Parking: Carport;	Single					
oundation: Concrete Pe ain Screen: enovations:	<b>erimeter</b> Reno. Ye R.I. Plum		Dist. to Public Tran Title to Land: <b>Fr</b>			Dist. to	School Bus	s: <b>1 BLK</b>	
of Fireplaces: <b>0</b> ireplace Fuel: /ater Supply: <b>City/Munici</b>	R.I. Firep ipal Electric, Forced Air		Property Disc.: No PAD Rental: Fixtures Leased: No Fixtures Rmvd: No Floor Finish: M	D:					
ype of Roof: Asphalt	i, bunucck(b)			ixeu					
egal: PL NWP153	91 LT 23 DL 466 LD 36.								
ite Influences: Central Loca eatures: CithWsh/Dr	ation, Golf Course Nearby ryr/Frdg/Stve/DW								
ite Influences: Central Loca eatures: ClthWsh/Dr Floor Type	ryr/Frdg/Stve/DW Dimensions	r <b>, Lane Access, Shopp</b> Floor Type		imensions	Floor	Ту	'npe		Dimensions
eatures: ClthWsh/Dr Floor Type Above Kitchen Above Living Room Above Bedroom Above Bedroom Above Bedroom Below Kitchen Below Living Room	Dimensions           14'5 x 10'0           16'5 x 11'0           9'0 x 8'0           11'0 x 11'0           11'0 x 10'0           11'0 x 10'0           11'0 x 10'0           12'0 x 11'0			x x x x x x x x x	Floor	Ту	rpe		Dimensions x x x x x x x x x x x x x x
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te Influences: Central Loca eatures: ClthWsh/Dr loor Type bove Kitchen bove Dining Room bove Bedroom bove Bedroom bove Bedroom bove Bedroom bove Bedroow Bedroom bove Bedroow Bedroow Bedroow Bedroow Bedroow Bedroow Bedroow Bedr	Dimensions           14'5 x 10'0           16'5 x 11'0           9'0 x 8'0           11'0 x 11'0           11'0 x 11'0           11'0 x 10'0           12'0 x 10'0           12'0 x 10'0           12'0 x 9'5           11'0 x 10'0           12'0 x 9'0           10'0 10'0           10'0 10'0           10'0 10'0           10'0 10'0           10'0 10'0           10'0 10'0           10'0 10'0           10'0 10'0           10'	Floor Type s:10 ns: 2 : 2 uthorized Suite :. Height:	Di ot in Basement: <b>5</b>	x x x x x x x x x x z z z Bath 1 2	Floor Above	# of Pieces 4	Ensuite? No	Outt Barn: Workshop,	x x x x x x x x y y Shed:

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.

	Nikki C RE/MAX Phone: 7 www.	ented by: <b>Cvitanovi</b> Select Realty 778-926-6464 nikkicvit.ca @remax.net	с			s	elect Realty
<b>ctive</b> <b>2327470</b> Dard: V Duse/Single Family	Port C Birchla	IRIE AVENUE Coquitlam Ind Manor B 1S8	I			Resi	dential Detached <b>\$885,000</b> (LP) (SP) M
	Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft.) Flood Plain: Rear Yard Exp: Council Apprv?: If new, GST/HS	Feet 7,503.00 No South	Frontage Bedroom Bathroon Full Bath Half Bath	s: ns: s:	0.00 3 2 1 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	+- <b>/</b>
	Complex / Subd Services Connec	iv: <b>BIRCHLAN</b> tted: <b>Electricity,</b>		-	iter		
yle of Home: 1 Storey, Rancher/Bungalow nstruction: Frame - Wood terior: Wood oundation: Concrete Perimeter in Screen: Reno. Year enovations: R.I. Plumbi of Fireplaces: 1 R.I. Firepla replace Fuel: Wood ater Supply: City/Municipal rel/Heating: Forced Air tdoor Area: Fenced Yard rep of Roof: Asphalt gal: PL NWP20309 LT 2 LD 36 SEC 6 TWP 4 nenities:	r: ing: aces:	Total Parking: <b>4</b> Parking: <b>Garage</b> ; <b>5</b> Dist. to Public Trans Title to Land: <b>Fre</b> Property Disc.: <b>Ye</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Mi</b>	sit: STEPS eehold No s	en	-	) Access: <b>F</b>	s: 2 BLOCKS
Iain         Living Room         18'8 x 12'           Iain         Kitchen         10'7 x 10'4           Iain         Dining Room         10'4 x 8'8           Iain         Master Bedroom         15'8 x 9'10           Iain         Bedroom         12'1 x 8'5           Iain         Bedroom         12'3 x 8'7           Iain         Laundry         13' x 11'7	oor Type		nensions X X X X X X X X	Floor	Ту	rpe	Dimensions X X X X X X X X X
			X X X	Floor	# of Piocos	Encuito2	X
1,268# of Rooms:7nished Floor (Above):0# of Kitchensnished Floor (Below):0# of Levels:nished Floor (Basement):0Suite:nished Floor (Total):1,268 sq. ft.Crawl/Bsmt. Hnfinished Floor:0Beds in Basernfinished Floor:0Basement: Nonfinished Floor:0Basement: No	s: 1 1 Height: ment: 0 Beds not	t in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7	Floor Main Main	# of Pieces 4 2	Ensuite? No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
-/			8				

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.

			<b>Nikk</b> RE/I Pho w nil	Presented by: <b>i Cvitanov</b> MAX Select Realty ne: 778-926-6464 www.nikkicvit.ca kkic@remax.net					elect Realty
<b>Active</b> <b>R2310615</b> Board: V House/Single	e Family		P	THOMAS STRE ort Coquitlam ncoln Park PQ V3B 2Z2	ET			Resi	dential Detached \$889,000 (LP) (SP) M
			Flood Plain: Rear Yard E Council App If new, GST View: Complex / S	e: q.ft.): <b>7,808.00</b> Exp: orv?: T/HST inc?: <b>:</b>	Frontage Bedroom Bathroor Full Bath Half Bath	ns: ns: s: ns:	64.00 2 1 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	·····
Construction: Exterior: Coundation: Rain Screen: Renovations: # of Fireplace Fireplace Fuel: Vater Supply: Fuel/Heating:	Mixed Concrete Perimet S: 1 : Electric City/Municipal Forced Air, Natura Fenced Yard, Sun	er Reno. R.I. Pi R.I. Fi al Gas deck(s)	umbing: replaces:	Total Parking: <b>4</b> Parking: <b>Open, R</b> Dist. to Public Trar Title to Land: <b>Fr</b> Property Disc.: <b>Yo</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: Floor Finish:	nsit: reehold No es	Avail.	-	School Bu	5:
Features:	s: Recreation Nearb ClthWsh/Dryr/Fro	dg/Stve/DW Dimensions	r <b>by</b> Floor Typ	ve D	imensions	Floor	Ту	pe	Dimensions
Main Main Main Main Main Main Main Main	Living Room Dining Room Kitchen Family Room Pantry Master Bedroom Walk-In Closet Bedroom Storage Laundry	11'8 x 11'5 11'5 x 9' 11'6 x 10'8 15' x 10'10 7' x 6'3 11' x 9' 11'7 x 9'4 11'7 x 9'4 7' x 4'6 15' x 5'			x x x x x x x x x x x x x				x x x x x x x x
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Jnfinished Floor	(Above): (Below): (Basement): (Total): <b>1,32</b> or:	0# of Kito0# of Lev0Suite:0crawl/Be0Basement	chens: <b>1</b> rels: <b>1</b> smt. Height:	s not in Basement: <b>2</b>	Bath 1 2 3 4 5 6 7	Floor Main	# of Pieces 4	Ensuite? <b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Grand Total:	1,32	0 sq. ft.			8				

Wow!!! Gorgeous, updated rancher in fantastic neighbourhood close to Minnekhada 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. Mbdrm 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

		Garden Realty									
Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Finished Floor ( Unfinished Floo Grand Total:	Above): Below): Basement): Total):	924 0 831 0 1,755 sq. ft. 0 1,755 sq. ft.		ens: 0 Is: 2 ne nt. Height: asement: 0	Beds no	ot in Basement: <b>0</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Below	# of Pieces 3 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
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Amenities:											
outdoor Area: Type of Roof: .egal:	Balcony(s) Wood	PL NWP2006	DL 479 LI	) 36. EXCEI	PT: THE W 3	Floor Finish:	•				
enovations: of Fireplaces: ireplace Fuel: /ater Supply: uel/Heating:	: 0 City/Municip Forced Air	pal	R.I. Plu R.I. Fire			Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd:					
xterior: oundation: ain Screen:	Mixed Concrete Pe		Reno. Y			Dist. to Public Tr Title to Land:	ansit: <b>1 BLK</b>			School Bu	s: <b>1 BLK</b>
tyle of Home:	2 Storey Frame - Woo	od				Total Parking: 4 Parking: Add. P	Covered		Parking	g Access: F	ront, Lane
	And a second sec				nplex / Subo	No : div: cted: Commun	ity				
					ew, GST/HS					P.I.D.: <b>0</b> Tour:	12-433-837
				Rea	od Plain: r Yard Exp: ncil Apprv?		Half Bat	hs:	0	Gross Ta For Tax Tax Inc.	
K				Lot		): <b>5,841.00</b>	Bathrooi Full Bath	ns:	2 2	Age: Zoning:	72 RS1
					d Date: as. Type:	Feet	Frontage Bedroon		0.00 0	-	Price: <b>\$890,900</b> Year Built: <b>1947</b>
Active R2224465 Board: V House/Single	Family			17	Port ( Glen	IRIE AVENU Coquitlam wood PQ 3B 1V2	JE			Resi	dential Detached <b>\$890,900</b> (LP) (SP) M
				-	RE/MAX Phone: www	(Select Realty 778-926-6464 .nikkicvit.ca @remax.net				s	elect <sup>I</sup> Realty
				r	likki (	Cvitanov	vic				KUNIK

			Nikk <sup>RE/</sup> Phc	Presented by: <b>(i Cvitanov</b> MAX Select Realty one: 778-926-6464 www.nikkicvit.ca ikkic@remax.net	ic			s	REFINE elect Realty
<b>ctive</b> 2 <b>313649</b> oard: V ouse/Single	Family		F	FLINT STREET Port Coquitlam Glenwood PQ V3B 4J3				Resi	dential Detached \$898,900 (LP) (SP) M
			Flood Plain Rear Yard Council Ap If new, GS View: Complex /	re: 121.55 iq.ft.): 4,011.00 : No Exp: West prv?: T/HST inc?: :	Frontage Bedroon Bathroo Full Bath Half Bat	ns: ms: ns:	33.00 4 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>	+- <b>/</b>
uel/Heating: utdoor Area:	Frame - Wood Vinyl Concrete Perimete	Reno. R.I. Plu R.I. Fiu d Yard	umbing: replaces:	Total Parking: <b>4</b> Parking: <b>Garage</b> Dist. to Public Tra Title to Land: <b>F</b> Property Disc.: <b>Y</b> PAD Rental: Fixtures Leased: <b>N</b> Fixtures Rmvd: <b>N</b> Floor Finish:	; Double nsit: ireehold No 'es lo :	Parking: 2	_	) Access: <b>R</b>	
nenities: te Influences: eatures:									
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nished Floor ( nished Floor ( nished Floor ( nished Floor (	Above): 94 Below): 94 Basement):	)         # of Roo           )         # of Kitc           )         # of Leve           )         Suite:           )         Crawl/Bs	hens: <b>1</b> els: <b>2</b> mt. Height:	ds not in Basement: <b>4</b>	Bath 1 2 3 4 5 6	Floor Main Above	# of Pieces 4 4	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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

			Nikki ( RE/MAX Phone: www	sented by: <b>Cvitanov</b> (Select Realty 778-926-6464 .nikkicvit.ca @remax.net	vic			s	elect Realty
Active R2331936 Board: V House/Single Family			Port ( Woodla	<b>COQUITIENT STREE</b> Coquitlam nd Acres PQ 3B 4P3	Г			Resi	dential Detached <b>\$899,800</b> (LP) 😎 (SP) M
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo Services Conne	East : 5T inc?: Yes: MAI div:	Frontage Bedroon Bathroon Full Bath Half Bath PLE CREEK	ns: ms: ns: hs:	49.50 4 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	
kterior:       Stucco, Wo         bundation:       Concrete Partice         ain Screen:       Partly         enovations:       Partly         of Fireplaces:       2         replace Fuel:       Natural Gas         /ater Supply:       City/Munici         utdoor Area:       Balcny(s) P         orgal:       PL NWP403         menities:       Air Cond./C         te Influences:       Central Loc	erimeter ipal rced Air, Natura atio(s) Dck(s) 86 LT 138 DL 3 central, In Suite ation, Greenbel	80 LD 36. Laundry, Stora <u>c</u> t, Lane Access, F	Private Setting,	Property Disc.: PAD Rental: Fixtures Leased: I Fixtures Rmvd: I Floor Finish: I	ansit: <b>1 BLK</b> Freehold No Yes No : Laminate, M	I., Open, onStrata lixed	RV Parking Dist. to	School Bu	
Floor Type Main Kitchen Main Dining Room Main Living Room Nove Master Bedro Nove Bedroom Nove Bedroom Nove Bedroom Nove Bedroom Nove Den	Dimen 15'6 x 18'10 x 20'4 x 20'4 x 00m 13'9 x 10'6 x 9'6 x	sions Floor 8'4 8'3 12'2 11'7 8'11 9' 10'2 6'11	Туре		Dimensions X X X X X X X X X X X X	Floor		/pe	Dimensions X X X X X X X X X X X X
inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Basement): inished Floor (Total):	957 916 0 0	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b> Suite: <b>None</b> Crawl/Bsmt. Heigh Beds in Basement		ot in Basement: <b>4</b>	x Bath 1 2 3 4 5	Floor Main Above Above	# of Pieces 2 3 3 3	Ensuite? No No Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

			Nikki RE/MAJ Phone: WWW	Sented by: Cvitanov ( Select Realty 778-926-6464 v.nikkicvit.ca :@remax.net	ic			S	REMAX elect <sup>V</sup> Re	alty
Active			2144 LAM	IPREY DRIV	E			Resid	dential Def	ached
<b>R2310139</b> Board: V				Coquitlam					\$899,90	<b>0</b> (LP)
House/Single	e Family			ary Hill 3C 1K2						(SP) 🚺
			Sold Date:		Frontage	(feet):	0.00	Original I	Price: <b>\$9</b> 9	92,000
			Meas. Type:	Feet	Bedroom	s:	4	Approx.	Year Built:	1964
	<b>\$</b>		Depth / Size:		Bathroom	ns:	2	Age:		55
			Lot Area (sq.ft.	.): <b>8,806.00</b>	Full Baths	5:	2	Zoning:		RS1
	C. C. Market		Flood Plain:		Half Bath	s:	0	Gross Ta		\$3,966.5
h.			Rear Yard Exp:					For Tax `		2017
1			Council Apprv?						Utilities?:	
I			If new, GST/HS	ST INC?:				-	02-178-8	93
		E ALL						Tour:		
			View:	Yes: PAR	K VIEW, M	OUNTAI	N VIEW			
			Complex / Sub Services Conne	cted: Electricity	, Natural C	Gas, San	itary Sev	ver, Storn	n Sewer,	Water
yle of Home: onstruction: xterior:	: Basement Entry Frame - Wood Stucco, Wood			Total Parking: 4 Parking: Carport	Covered P ; Multiple, (		Parking	g Access: Fi	ront	
oundation: ain Screen: enovations:	Concrete Perimeter	Reno. Yea R.I. Plumb		Dist. to Public Tran Title to Land: <b>F</b>		nStrata	Dist. to	o School Bus	5:	
uel/Heating:	Electric City/Municipal Forced Air, Natural Ga Fenced Yard, Patio(s)	R.I. Firepl	5	Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: N Floor Finish: L	lo :	xed				
egal:	PL NWP20766 LT 164	BLK K DL 342 L	D 36.							
menities:										
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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.

				Ni	RE/MAX Phone: www	sented by: <b>Cvitanov</b> K Select Realty 778-926-6464 J.nikkicvit.ca ©remax.net	<b>vic</b>			s	elect <sup>1</sup> Realty
Active R2326288 Board: V House/Single	Family			2075	Port Lowe	<b>TLEY AVENI</b> Coquitlam r Mary Hill 3C 1A9	JE			Resi	dential Detached <b>\$899,900</b> (LP) (SP) M
				Flood I Rear Y Counci If new, View: Comple	Type: / Size: ea (sq.ft Plain: ard Exp: ard Exp: Apprv? , GST/H ex / Sub	ST inc?: <b>No :</b>	Bedroor Bathroo Full Bat Half Bat	oms: hs: ths:	0.00 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	··· ···
onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: //ater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities:		tio(s) & De T 409 DL 2 Creation N	R.I. Fire eck(s), Su 32 LD 36 earby, Sh	nbing: No places: ndeck(s) . GROUP 1. opping Nearb		Property Disc.: PAD Rental: Fixtures Leased: I Fixtures Rmvd: I Floor Finish:	ansit: CLOS Freehold No Yes No : No : Wall/Wall/	onStrata		g Access: <b>F</b>	
Floor Main Main Main Main Below Below Below	Type Living Room Dining Room Kitchen Master Bedroom Bedroom Family Room Kitchen Bedroom Bedroom Bedroom	Dimer 18'7 x	nsions 12'5 10'10 10'9 8'11 9'4 11'2 11'0 10'7	Floor Below Below Below	Type Living Laund Storag	Room 1 ry	Dimensions 1'3 x 15'8 8'0 x 7'5 6'0 x 5'0 x x x x x x x x x x x x x x	Floor	т,	/pe	Dimensions X X X X X X X X X X
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<u> </u>	5): Sutton Group-\		-	bie berre from		odrm/2 bath at 2					

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!!!

	<b>Nikki</b> RE/M Phon WV	resented by: <b>Cvitanovic</b> IAX Select Realty e: 778-926-6464 ww.nikkicvit.ca kic@remax.net		S	REFINEX elect <sup>Y</sup> Realty
Active R2271925 Board: V House/Single Family	Po	EARKES PLACE rt Coquitlam coln Park PQ V3B 5E6		Resid	dential Detached <b>\$925,000</b> (LP) (SP) M
	Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/	Feet         Bedrood           :         137         Bathro           .ft.):         6,744.00         Full Bathro           No         Half Bathro           xp:         East           v?:	oms:     3       oms:     2       ths:     2	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	····· +-/···
	View: Complex / Su Services Con	No : ubdiv: nected: Electricity, Natura	ıl Gas		
ityle of Home:       Rancher/Bungalow         ionstruction:       Frame - Wood         ioundation:       Concrete Perimeter         iain Screen:       Completely         ienovations:       Completely         irreplaces:       1         ivel/Heating:       Forced Air, Natural Gas         butdoor Area:       Fenced Yard, Patio(s)         iype of Roof:       Asphalt         egal:       PL NWP46468 LT 135 LE         umenities:       Cul-de-Sac, Greenbelt, P         ite Influences:       Cul-de-Sac, Greenbelt, P         eatures:       ClthWsh/Dryr/Frdg/Sty		Parking: Garage; Double Dist. to Public Transit: CLO Title to Land: Freehold I Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Tile, Vinyl	SE [ NonStrata	Parking Access: <b>Fi</b> Dist. to School Bus	
Floor Type Din Main Master Bedroom 20'3 Main Bedroom 10'9 Main Bedroom 13'9 Main Living Room 18'7 Main Kitchen 13'9 Main Dining Room 9'11	Floor     Type       3 x 14'3     X 10'6       5 x 20'6     X 11'10       5 x 13'1     X 15'3       0 x 7'2     X       x     X	e Dimensions x x x x x x x x x x x x x x x x	5 Floor	Туре	Dimensions x x x x x x x x x x x x
inished Floor (Main): 1,585 inished Floor (Above): 0 inished Floor (Below): 0 inished Floor (Basement): 0	x # of Rooms:7 # of Kitchens: 1 # of Levels: 1 Suite: Crawl/Bsmt. Height:	x Bath 1 2 3 4	Main 3	Pieces Ensuite? 3 Yes 4 No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:

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 Minnekhada 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.

		Ni	Presented by: <b>Kki Cvitan</b> RE/MAX Select Real Phone: 778-926-646 www.nikkicvit.ca nikkic@remax.net	У			s	REALLY Realty
Active R2331172 Board: V House/Single Family		1671 V	VESTMINSTER Port Coquitlam Glenwood PQ V3B 1E5	VENUE			Resi	dential Detached <b>\$928,000</b> (LP) (SP) M
		Depth Lot Ar Flood Rear V Counc If new View: Compl	Type: <b>Feet</b> / Size: <b>0</b> ea (sq.ft.): <b>10,270.0</b>	Half Bat	ns: ms: ns: hs:	0.00 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: 04-575-903
	eter Reno. \ R.I. Plu R.I. Fin	mbing: eplaces:	Total Parking Parking: <b>Ga</b> Dist. to Publi Title to Land Property Disc PAD Rental: Fixtures Leas Fixtures Rmv Floor Finish:	age; Single : Transit: Freehold No .: Yes ed: No :	2		g Access:	s:
Amenities: Site Influences: Features: Floor Type Main Bedroom Main Bedroom Main Master Bedroom Main Living Room Main Dining Room Main Eating Area Below Family Room Below Dining Room Below Kitchen	Dimensions 9'5 x 12'8 10'3 x 9'1 11'11 x 13'11 21'5 x 16'5 8'9 x 10'10 10'10 x 8'2 19'2 x 14' 19'2 x 14' 8'6 x 12'8 12'11 x 12'8	Floor Below Below Below Below	Type Laundry Storage Den Den Foyer	Dimensions 9'9 x 7'10 6'7 x 8'3 12' x 9'9 12' x 9'7 10'7 x 10'11 x x x x x x x x	Floor	ту	уре	Dimensions X X X X X X X X X X
Finished Floor (Main):       1,4         Finished Floor (Above):       1,4         Finished Floor (Below):       1,4         Finished Floor (Basement):       2,4         Finished Floor:       2,4	415         # of Roor           0         # of Kitch           518         # of Leve           0         Suite:           933 sq. ft.         Crawl/Bsr	iens: <b>2</b> Is: <b>2</b> it. Height: asement: <b>0</b>	Beds not in Basemen	Bath 1 2 3 4	Floor Main Main Below	# of Pieces 4 2 3	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: <b>10'10</b> X Door Height:
Listing Broker(s): Royal LePage	Sterling Realty							

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!



				Nikki RE/M Phone WW	esented by: <b>Cvitanov</b> AX Select Realty e: 778-926-6464 ww.nikkicvit.ca kic@remax.net	ic			s	REFINER elect Realty
Active R2309103 Board: V House/Single	e Family			Por Oxf	KFORD STREE t Coquitlam ford Heights V3B 4G1	т			Resi	dential Detached <b>\$939,000</b> (LP) (SP) M
				Flood Plain: Rear Yard Ex Council Appro If new, GST/I View: Complex / Su	ft.): <b>6,600.00</b> p: /?: HST inc?: <b>:</b>	-	าร: ทร: เร: าร:	66.00 4 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	Year: 2017 Utilities?: No 07-420-544 irtual Tour URL
/ater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities:	Frame - Woo Wood Concrete Per Partly S: 2 Natural Gas City/Municip Forced Air, N Fenced Yard Asphalt PL NWP3684	rimeter Jal Jatural Gas , Sundeck(s) 15 LT 360 LD 3	R.I. Fire	eplaces: 2 TWP 39.	Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: N Floor Finish: L	nsit: Close ireehold No Yes Io : aminate, M	nStrata	Dist. to	School Bu	
ite Influences eatures: floor Main Main Main Main		her/Dryer, Di Dime 17' 12' 11' om 13' 13'	shwasher nsions x 14' x 11' x 10' x 10' x 11'	reation Nearby, Shop , Drapes/Window Co Floor Type Below Laun Below Othe	overings, Garage D	Dimensions 8'8 x 7' 4' x 4' x x x x x x x	r <b>, Refrige</b> Floor	,	re pe	Dimensions x x x x x x x x x x
Main Main Below Below Below	Foyer Living Room Kitchen	9' 16' 11'5				X X X X				X
Main Main Below Below Below Below Inished Floor Inished Floor Inished Floor	Foyer Living Room Kitchen Bedroom (Main): (Above): (Below): (Below): (Basement): (Total):	9' 16'	x 13' x 8' x 9' # of Roor # of Kitch # of Leve Suite: Un Crawl/Bsr Beds in B	nens: <b>2</b> els: <b>2</b> <b>authorized Suite</b> nt. Height:	not in Basement: <b>4</b>	x	Floor Main Main Below	# of Pieces 4 2 4	Ensuite? No Yes No	X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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 neightbourhood for your family.

			Nikki RE/MA Phone: WW	esented by: <b>Cvitanov</b> X Select Realty : 778-926-6464 w.nikkicvit.ca c@remax.net	/ic			s	REFINER elect Realty
<b>Active</b> R2327141 Board: V House/Single Family			Port Ri	Coquitlam verwood 3B 7M2	E			Resi	dential Detached <b>\$939,900</b> (LP) (SP) M
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sut Services Conne	: ?: ST inc?: <b>No :</b>	Frontage Bedroon Bathroo Full Bath Half Bat	ns: ms: ns: hs:	40.00 4 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	Year: 2017 Utilities?: No 12-329-703 irtual Tour URL
xterior: Mixed oundation: ain Screen: enovations: Partly of Fireplaces: 2 ireplace Fuel: Natur Vater Supply: City/N uel/Heating: Force ype of Roof: Aspha egal: PL NV	e - Wood I, Vinyl, Wood rete Perimeter , al Gas Municipal d Air d Air d Yard, Patio(s), alt VP79387 LT 19 LE ond./Central, Gard	R.I. Fire Sundeck(s) 9 36 SEC 6 TV	nbing: No places: 1 /P 40.	Total Parking: <b>6</b> Parking: <b>Garag</b> Dist. to Public Tr Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	e; Double ansit: CLOS Freehold No Yes	onStrata	Dist. to	g Access: <b>F</b> o School Bu	
Floor Type Main Living Main Dining Main Kitcher Main Master Main Bedroo Main Bedroo Main Family	Room 15 Room 16 n 17 Bedroom 14 Om 12 Om 10 Room 15 In Closet 5 n 11'	mensions '7 x 13'4 '2 x 9'7 5' x 10'5 '3 x 11'10 '2 x 8'4 '2 x 8'5 '8 x 8'4 '9 x 5' 10 x 10'2 '6 x 10'1	g/Stve/DW, Smoke / Floor Type Below Playro Main Foyer	com 14	Dimensions 1'11 x 13'4 8'4 x 7'10 x x x x x x x x x x x x x	Floor		ype	Dimensions x x x x x x x x x x
Finished Floor (Main):	1,357 : 0 : 774 ent): 0		ens: <b>2</b>		Bath 1 2 3 4 5	Floor Main Main Below	# of Pieces 4 4 4 4	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz:

\*\*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!!

Meas. Type:       Feet       Bedro         Depth / Size:       Depth / Size:       Bathr         Lot Area (sq.ft.):       6,318.00       Full B         Flood Plain:       Half E         Rear Yard Exp:       Council Apprv?:         If new, GST/HST inc?:       View:         Yes:       Meas: You with the services Connected:         Electricity, Nature		Select Realty
Meas, Type:       Feet       Bedro         Depth / Size:       Bathr         Lot Area (sq.ft.):       6,318.00       Full B         Hood Plain:       Half E         Rear Yard Exp:       Council Apprv?:         If new, GST/HST inc?:       View:       Yes: Mountain vi         Complex / Subdiv:       Services Connected:       Electricity, Natur         e of Home:       Split Entry       Services Connected:       Electricity, Natur         struction:       Frame - Wood       Total Parking: 2       Covere         erior:       Wood       Rein Split Entry       Total Parking: 2       Covere         struction:       Frame - Wood       Total Parking: 2       Covere         erior:       Wood       Rein Struction:       Total Parking: 2       Covere         Parking:       ChryMunicipal       Total Parking: 2       Covere         Parking:       Fireplaces:       Palental:       Fixtures Rmax! No : babp         firedires:       Splatio(s) Deck(s), Fenced Yard       Diedor Finish:       Mixed         eof Roof:       Asphalt       Fixtures Rmax! No : babp       Fixtures Rmax! No : babp         findeeroom       8/4 x 10'11       Below       Laundry       13'4 x 4'3         i		Residential Detached <b>\$945,000</b> (LP) (SP) M
struction: Frame - Wood rior: Wood ndation: Concrete Perimeter is Screen: Reno. Year: Title to Land: Freehold is to Public Transit: Nei Title to Land: Freehold Dist. to Public Transit: Nei Title to Land: Freehold Dist. to Public Transit: Nei Title to Land: Freehold Dist. to Public Transit: Nei Title to Land: Freehold Poperty Disc.: Yes PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : baby Floor Finish: Mixed e of Roof: Asphalt al: PL NWP50282 LT 358 LD 36 SEC 7 TWP 40 enities: Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener or Type Dimensions fin Bedroom 8'4 x 10'11 Below Storage 11'10 x 4'9 Ain Bedroom 9' x1 2'3 bin Bedroom 8'11 x 9'9 low Kitchen 11'4 x 12'3 bin Kitchen 11'4 x 12'3 bin Bedroom 8'11 x 9'9 low Kitchen 11'4 x 8'6 low Laundry 6'7 x 6'1 shed Floor (Main): 1,236 # of Rooms:12 # of Kitchens: 2 # of Levels: 2 # of Leve	htage (feet): 57.00 lrooms: 4 hrooms: 3 Baths: 3 f Baths: 0 views from Patio ural Gas, Sanitary Sev	Original Price: \$945,000         Approx. Year Built: 1978         Age:       41         Zoning:       RS1         Gross Taxes:       \$3,749.12         For Tax Year:       2017         Tax Inc. Utilities?:       No         P.I.D.: 004-029-267         Tour:
Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door OpenerorTypeDimensionsbinMaster Bedroom11'8 x 12'3binBedroom8'4 x 10'11binBedroom9'11 x 10'11binDimensions9'x 12'3binKitchen11'4 x 12'3binLiving Room16'6 x 15'2lowLiving Room16'2 x 13'9lowLiving Room16'2 x 13'9lowLiving Room16'7 x 6'1shed Floor (Main):1,236shed Floor (Main):1,236shed Floor (Below):824# of Levels:2	lear Dist. to Id NonStrata	g Access: o School Bus: <b>Near</b>
shed Floor (Main):         1,236         # of Rooms:12         Bat           shed Floor (Above):         0         # of Kitchens: 2         1           shed Floor (Below):         824         # of Levels: 2         2	5'3	ype Dimensions x x x x x x x x x x x x x
shed Floor (Total): 2,060 sq. ft. Crawl/Bsmt. Height: 4 beds in Basement: 0 Beds not in Basement: 4 basement: Fully Finished, Separate Entry 6 nd Total: 2,060 sq. ft. 8	1 Main 4 2 Main 3 3 Below 3 4 5 6 7	Ensuite? Outbuildings No Barn: Yes Workshop/Shed:5'9X7 No Pool: Garage Sz: 11'10X4 Door Height:

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.

				N	RE/MAX Phone: www	ented by: Cvitano Select Realty 778-926-6464 .nikkicvit.ca @remax.net	vic				5	REMA Select V Re	alty
<b>Active</b> R2327334 Board: V House/Single I	Family			11:	Port ( Lincol	E <b>PER AVEN</b> Coquitlam n Park PQ B 5V1	IUE				Res	dential De <b>\$949,90</b>	
				Meas Dept Lot A Flood Rear Cour	Date: s. Type: h / Size:	Feet 100 ): 5,500.00 West	B B F	rontage edroon athrooi ull Bath alf Bath	ms: ns:	55.00 3 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b>		1980 39 RS1 \$4,071.36 2017 No 576
tyle of Home:	2 Storey			CO COLUMN	plex / Subc	Yes: GR liv: cted: Electrici Total Parking: 6	ity, Na	atural	<b>Gas, Sa</b> Parking: 2		ewer, Stor		Water
xterior: oundation: ain Screen: enovations: of Fireplaces: ireplace Fuel: Vater Supply: uel/Heating: Dutdoor Area:	Natural Gas City/Municipal Baseboard, Elec	eter	Reno. Ye R.I. Plum R.I. Firep	bing:		Parking: Garag Dist. to Public T Title to Land: Property Disc.: PAD Rental: Fixtures Leased Fixtures Rmvd: Floor Finish:	ransit: Freef Yes :No : No :	2 BLO nold No			to School Bu	s: 2 BLOCI	κs
egal: menities:	PL NWP55866 I Greenbelt, Priva				ition Nearl	by, Shopping N	learby						
Floor Floor Main I Main I Main I Main I Main I Main I Main I Above I Above I	Type Foyer Living Room Dining Room Kitchen Eating Area Family Room Den Master Bedroom Bedroom	Dimens 6'4 x 18'3 x 10'11 x 10'10 x 11'4 x 12'5 x 16'5 x 14'8 x 11'2 x 11'1 x	5'2 13'6 10'6 10'7 10'9 11'4 8'2 12'0 9'7	Floor Above Above	Type Nook Other		7'11 3 10'6 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3		Floor		Туре		Dimensions X X X X X X X X
inished Floor (I inished Floor (I inished Floor (I inished Floor (I inished Floor ( Infinished Floor Grand Total:	Above): Below): Basement): Total): <b>2,</b> r:	880 5 0 5 0 5 071 sq. ft. (	# of Rooms # of Kitche # of Levels Suite: <b>Non</b> Crawl/Bsml Bads in Bas Basement:	ns: <b>1</b> : <b>2</b> e :. Height: sement: <b>0</b>	Beds no	t in Basement: <b>3</b>		Bath 1 2 3 4 5 6 7 8	Floor Main Above Above	# of Piece 2 3 4	es Ensuite? No Yes No	Out Barn: Workshop Pool: Garage Sa Door Heig	Z:

## 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.

			<b>Nikki</b> RE/M Phone WW	esented by: <b>Cvitanov</b> AX Select Realty e: 778-926-6464 ww.nikkicvit.ca kic@remax.net	ic			s	REFINE elect Realty
<b>Active</b> 2 <b>313389</b> Joard: V Jouse/Single Far	mily		Por Lov	NAUGHT DRI t Coquitlam /er Mary Hill V3C 4G8	VE			Resi	dential Detached <b>\$949,900</b> (LP) (SP) M
	Tiny		Sold Date: Meas. Type: Depth / Size: Lot Area (sq. Flood Plain: Rear Yard Ex Council Appr If new, GST/ View: Complex / Su	Feet 100 ft.): 6,000.00 p: Southwest /?: HST inc?: Yes: GRE		IS: INS: INS:	60.00 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: O Tour: Vi	Price: <b>\$949,900</b> Year Built: <b>1976</b> <b>42</b> <b>RS1</b> Exes: <b>\$3,888.04</b> Year: <b>2017</b> Utilities?: No <b>06-328-130</b> <b>irtual Tour URL</b>
xterior: Ha oundation: Co ain Screen: enovations: Co of Fireplaces: 2 ireplace Fuel: W /ater Supply: Cir uel/Heating: Fo utdoor Area: Fe ype of Roof: To	rame - Wood ardi Plank oncrete Perimeter ompletely /ood		bing:	Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: N	nsit: NEAR reehold No es lo :	., Garag nStrata	e; Single, R	Access: F V Parking School Bu	Avail.
eatures: Cli	ving Room 15'6 ning Room 11'0 tchen 11'0	ensions F x 13'2 F x 9'0 F x 11'0 F x 12'0 F		oom 1 oom 1 oom 1	Dimensions 1'0 x 8'6 9'9 x 8'6 1'6 x 8'6 3'0 x 12'0	Floor	-	pe	Dimensions x x x x
Aain Din Aain Kito Aain Fan Aain Ma: Aain Beo Aain Beo Aain Foy Bsmt Livi	aster Bedroom 13'0 droom 13'0 droom 10'0 droom 10'0 yer 6'0 ring Room 14'9	x 11'0 x 9'6 x 9'0 x 4'0 x 11'3 x 8'6			x x x x x x				x x x x

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.

E			Nikki RE/MAX Phone: www	eented by: Cvitanov ( Select Realty 778-926-6464 .nikkicvit.ca @remax.net	ic			s	REMAR elect <sup>V</sup> Re	alty
<b>Active</b> <b>R2322748</b> Board: V House/Single Far	mily		Port ( Cita	<b>SSEN COUR</b> Coquitlam adel PQ 3C 5Z2	Т			Resi	dential De <b>\$974,90</b>	
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo	Feet ): 4,682.00 No :: :: :: :: ::	Frontage Bedroom Bathroon Full Bath Half Bath	s: ns: s: is:	0.00 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: Utilities?: <b>12-148-8</b>	1988 30 RS1 \$4,155.59 2017 No
Exterior:       St         Foundation:       Co         Rain Screen:       Co         Renovations:       fireplaces:         # of Fireplaces:       2         # ireplace Fuel:       Na         Vater Supply:       Ci         uel/Heating:       El         Dutdoor Area:       Pa         Type of Roof:       As	rame - Wood tucco oncrete Perimeter atural Gas ity/Municipal lectric, Radiant atio(s)	Reno. Year: R.I. Plumbing R.I. Fireplaces		Total Parking: <b>4</b> Parking: <b>Garage</b> , Dist. to Public Tra Title to Land: <b>F</b> Property Disc.: <b>Y</b> PAD Rental: Fixtures Leased: <b>N</b> Fixtures Rmvd: <b>N</b> Floor Finish:	nsit: 1 BLK reehold Nor 'es lo :	-		g Access: <b>F</b> o School Bu		
ite Influences: Pr	rivate Setting, Private hthWsh/Dryr/Frdg/Stv			g Nearby						
Main Din Main Kit Main Eat Main Far Main Lau Above Ma Above Bee	ving Room 16'7 ning Room 13'11 schen 11'8 ting Area 15'7 mily Room 12'6 undry 6'9 ester Bedroom 20'4 droom 14'10	ensions Floor x 12'6 x 12'0 x 11'1 x 11'6 x 12'4 x 4'10 x 11'8 x 11'8 x 11'8 x 10'6 x 10'6 x	Туре	C	Dimensions X X X X X X X X X X X	Floor	Т	уре		Dimensions X X X X X X X X
Finished Floor (Ma Finished Floor (Abd Finished Floor (Bel Finished Floor (Bas Finished Floor (Tot Jnfinished Floor: Grand Total:	ove): <b>1,013</b> low): <b>0</b> sement): <b>0</b>	<ul> <li># of Rooms:9</li> <li># of Kitchens: 1</li> <li># of Levels: 2</li> <li>Suite: None</li> <li>Crawl/Bsmt. Hei Beds in Baseme Basement: Non</li> </ul>	ght: nt: <b>0</b> Beds no	ot in Basement: <b>3</b>	Bath 1	Floor Main Above Below	# of Pieces 2 4 4	Ensuite? No Yes No	Outl Barn: Workshop Pool: Garage Sz Door Heig	:

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

			Nikki RE/MA Phone: www	sented by: <b>Cvitanovi</b> X Select Realty 778-926-6464 v.nikkicvit.ca c@remax.net	c			s	REFINEX elect <sup>Y</sup> Realty
<b>ctive</b> 2311476 oard: V louse/Single	e Family		Port	RGAN AVENU Coquitlam r Mary Hill 3C 1K1	E			Resi	dential Detached <b>\$978,000</b> (LP) (SP) M
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H View: Complex / Sub Services Conne	: ?: ST inc?: <b>:</b>	Frontage Bedroom Bathroon Full Bath Half Bath	is: ns: s: ns:	33.00 4 3 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: Yes 04-579-194
uel/Heating: utdoor Area: ype of Roof: gal: menities:	Frame - Wood Vinyl Concrete Perimeter S: 1 Other City/Municipal Electric, Natural G Balcny(s) Patio(s) Asphalt PL NWP2045 LT 5	Renc R.I. I R.I. I R.I. I Dck(s), Fenced		Total Parking: Parking: <b>Garage;</b> Dist. to Public Tran Title to Land: <b>Fr</b> Property Disc.: <b>Ye</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: Floor Finish:	osit: eehold No es	-	-	Access: F	
te Influences eatures: loor fain fain fain fain fain fain selow selow selow	Type Bedroom Bedroom Master Bedroom Kitchen Dining Room Living Room Bedroom Bedroom Kitchen	Dimensions 9'11 x 9'6 9'7 x 9'4 13'1 x 12' 10' x 9' 13'1 x 10' 18' x 10' 10' x 10' 10' x 11' 10' x 9'	Floor Type	Di	imensions X X X X X X X X X X	Floor	Ту	pe	Dimensions X X X X X X X X X X
nished Floor nished Floor nished Floor nished Floor nished Floor nfinished Flo	(Above): (Below): (Basement): <b>1,00</b> 0 (Total): <b>2,26</b> 0	0         # of Kir           0         # of Let           0         Suite: I           5 sq. ft.         Crawl/E           Beds in	chens: <b>2</b> vels: <b>2</b> Jnauthorized Suite Bomt. Height:	ot in Basement: <b>4</b>	<b>X</b> Bath 1 2 3 4 5 6	Floor # Main Main Below	<sup>t</sup> of Pieces 3 3 3 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.
			Nikki RE/MAX Phone: WWW	Sented by: Cvitanovi K Select Realty 778-926-6464 V.nikkicvit.ca ©remax.net	ic			Se	REMEX elect <sup>V</sup> Realty
<b>Active</b> <b>R2329064</b> Board: V House/Single	e Family		Port Linco	C <b>OLE AVENUE</b> Coquitlam In Park PQ 3B 5H7	1			Resic	lential Detached <b>\$980,000</b> (LP) (SP) M
			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Sube Services Conne	: 5T inc?: Yes: Gree div:		s: 4 s: 3 s: 3 s: 0	ails	Approx. N Age: Zoning: Gross Ta: For Tax N Tax Inc. N P.I.D.: <b>OC</b> Tour: <b>Vi</b>	+-/
Vater Supply: uel/Heating: Dutdoor Area: Type of Roof: egal: Amenities: Site Influences	Frame - Wood Mixed Concrete Perimeter Partly 5: 2 Electric, Natural Gas City/Municipal Forced Air Balcny(s) Patio(s) Dck(s) Asphalt PL NWP49208 LT 158 LD	on Nearby, Shop	). pping Nearby		nsit: 1 BLK reehold Non es o : : ther, Wall/N	Strata	Dist. to S	Access: Fr	
Features: Floor Main Main	Living Room 13'11 Dining Room 9'8	nsions Floor x 17'2	ndow Covering: Type	-, 51	imensions x x x x	Floor	Тур	e	Dimensions X X X
Main Main Main Below Below Below Below Below	Master Bedroom13'Bedroom10'Bedroom10'Family Room13'6Recreation12'8Bedroom13'				X X X X X X X				x x x x x

A lovely home sits on a quiet area with a big rectangle lot, a south entrance and beautiful garden. The backyard is adjacent to Minnekhada 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.

				N	RE/MAX Phone: www	sented by: Cvitanov ( Select Realty 778-926-6464 .nikkicvit.ca @remax.net	vic			s	REMAX Realty
Active R2320094 Board: V House/Single	Family				Port Oxfor	PEL DRIVE Coquitlam d Heights 3B 2V1				Resi	dential Detached <b>\$988,000</b> (LP) (SP) M
				Meas Dept Lot A Flood Rear Cour If ne View Com	Date: s. Type: h / Size: Area (sq.ft. d Plain: Yard Exp: ncil Apprv? ww, GST/HS	Feet ): 13,895.00 : : 5T inc?: : div:		ns: ms: ns: hs:	0.00 6 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Price: <b>\$1,139,800</b> Year Built: <b>1960</b> <b>59</b> <b>RS1</b> axes: <b>\$4,232.62</b>
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: Water Supply: Fuel/Heating: Dutdoor Area: Type of Roof: Legal: Amenities:	Wood City/Municipa Forced Air Fenced Yard Asphalt PL NWP44133	l meter N 3 LT 88 LD 36	5 SEC 7 T\	mbing: eplaces: NP 40.		Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd:	ransit: Freehold No Yes No : : Hardwood,	Avail. onStrata Other		g Access: <b>F</b>	
Floor Main Main Main Main Main Main Below Below Below Below Below	ClthWsh/Dryr Type Living Room Dining Room Kitchen Master Bedroo Bedroom Bedroom Bedroom Bedroom Bedroom Recreation	/Frdg/Stve/ Dimer 24' > 10' > 12' >	DW nsions < 18' < 8' < 10' < 14' < 9' < 10' < 11' < 9' < 9' < 9'	Floor Below Below Below	Type Launda Den Other		Dimensions 10' x 5' 8' x 6' 8' x 10' x x x x x x x x x x	Floor	Τι	ype	Dimensions X X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Frand Total:	(Main): 1 (Above): (Below): 1 (Basement): 1 (Total): 2	1,326 0 1,200 2,526 sq. ft.  2,526 sq. ft.	# of Roor # of Kitch # of Leve Suite: Crawl/Bsn	iens: <b>1</b> Is: <b>2</b> nt. Height: asement: <b>0</b>	Beds no	ot in Basement: <b>6</b>	X Bath 1 2 3 4 5 6 7 7 8	Floor Main Below	# of Pieces 4 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
WOW!! BEAU LOTS. **RA IMMEDIATE MINNEKHAD RIVERSIDE S	RE FRONT & LA LIVING OR LEA A MIDDLE, TER ECONDARY. DO	MENT CORNE NEWAY ACCI SE. FANTAST RY FOX SECO D NOT MISS	ESS ** FO FIC CONV ONDARY) THIS GOL	R EASY SUB ENIENT LOC . EARLY FRE .DEN OPPOR	DIVISION ATION TO NCH IMM TUNITY -	t FOR POTENTI I. GORGEOUS 6 PUBLIC TRANS ERSION SCHOO BUY IT TODAY	BEDROOMS SIT, SHOPPI LS INCLUDE TO STAY OR	SUBDIVI HOUSE NG & GO IRVINE RENT O	SION TO 2 WAS RECE OD SCHOO ELEMENT/ UT; AND IN	NTLY REN DLS ( LEIG ARY, KWA N THE NEA	IBLY 3 GOOD SIZED OVATED FOR YR H ELEMENTARY, YHQUITLUM MIDDLE R FUTURE, YOU'LL BE OUR TIME TO STRIKE

**RED Full Public** 

				Ni	RE/MAX Phone: www	sented by: Cvitanc K Select Realty 778-926-6464 Minikkicvit.ca @remax.net		2			s	REAL Realty	
Active R2322604 Board: V House/Single	Family			164	Port M	GHTON DR Coquitlam ary Hill 3C 1H8	IVE				Resi	dential Detach <b>\$988,000</b> (I ()	
	I			Lot Are Flood I Rear Y Counci If new View: Comple	Type: / Size: ea (sq.ft Plain: ard Exp: ard Exp: ard Exp: , GST/H:	: ST inc?: :		Frontage Bedrooms Bathroom Full Baths Half Baths	s: s: s: s:	90.00 6 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	Year: 20 Utilities?: No 08-966-893 irtual Tour U	65 51 ,018.90 18
Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Legal: Amenities: Site Influences	Frame - Woo Stucco, Wood Concrete Per Partly 2 Natural Gas City/Municip Forced Air, N Fenced Yard, Asphalt PL NWP2719	d imeter al atural Gas Patio(s) & D 1 LT 210 DL 3 tion, Recreati	R.I. Fire eck(s) 342 LD 36 on Nearby	mbing: No pplaces: . GROUP 1.		Total Parking: Parking: <b>Gara</b> Dist. to Public Title to Land: Property Disc PAD Rental: Fixtures Lease Fixtures Rmvd Floor Finish:	ige; S Transi Free Yes d: No : No Har	it: 1 ehold Non : : dwood, M	en IStrata		) Access: <b>F</b>		
Features: Floor Main Main Main Main Main Main Below Below Below	CithWsh/Dry Type Living Room Dining Room Kitchen Master Bedroo Bedroom Bedroom Bedroom Bedroom Bedroom	Dime 19'2 2 9'7 2 14'1 2 50m 13'0 2 8'9 2 8'6 2 8'6 2 8'5 2 2	nsions < 13'8 < 10'2 < 10'2 < 10'1 < 13'8 < 10'3 < 3'1 < 12'10 < 10'0	Floor Below Below Below	Type Bedroo Laund Mud R	ry	Dim 9'10 10'9	age Shed hensions 0 x 15'6 3 x 9'2 5 x 12'11 x x x x x x x x x x x x x	Floor	Т	/pe	Dim	ensions X X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floo Grand Total:	(Main): (Above): (Below): (Basement): (Total):	1,192 0 1,214 2,406 sq. ft.  2,406 sq. ft.	# of Roon # of Kitch # of Level Suite: <b>Nor</b> Crawl/Bsm Beds in Ba	ens: <b>1</b> is: <b>2</b> ne nt. Height: asement: <b>0</b>		ot in Basement: Separate Entry		Bath 1	Floor Main Below	# of Pieces 5 3	Ensuite? No No	Outbuild Barn: Workshop/She Pool: Garage Sz: 1 Door Height:	ed:
FAMILY sized w/glass slide 5pc main bat gas fp & lgw	s): Park Georgi d 6 bedrm hom er to bck dck, s th w/his/her si wndw. Bdrm o Updates: Roof,	e on family s tairs dwn to ink & soaker off rec glass s	yrd. East f tub, mbdr lider bcky	cng kitch offe m winclo. 2 m rd Irg covered	ers lots o lore bdri l patio. l	f natural light m main lvl. Bs .rg bdrm, amp	: & is mnt r le na	updated; nudrm sej tural lght	eating p entry & Irg c	bar, quiet c perfect con loset. Laun	lose cabir ntender su drm lrg wa	etry, pantry o lite conversion	cupbrd. n. Recrm

eatures: Ioor Aain Aain Aain Aain Selow Selow Selow	Kitchen         16'           Kitchen         12'           Dining Room         10'9           Master Bedroom         11'8           Bedroom         12'           Bedroom         9'           Recreation         11'8           Bedroom         23'           Workshop         10'0           Other         12'           (Main):         1,152           (Above):         0           (Below):         1,056           (Basement):         0	#/DW           iensions         Floor           'x 12'         Belo           'x 10'5         Status           'x 10'6         Status           'x 9'         Status           'x 9'         Status           'x 10'         Ya 9'           'x 9'         Status           'x 11'         Ya 11'           'x 11'7         # of Rooms:11           # of Rooms:11         # of Kitchens: 1           # of Levels: 2         Suite:	Type w Laund	D	y, Shoppin	Floor	-	rpe Ensuite? Yes No No	Dimensi X X X X X X X X X Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
menities: te Influences: eatures: floor flain fl	ClthWsh/Dryr/Frdg/Stve Type Dim Living Room 16' Kitchen 12' Dining Room 10'9 Master Bedroom 11'8 Bedroom 9' Recreation 11'6 Bedroom 23' Workshop 10' Other 12' (Main): 1,152 (Above): 0	>/DW           iensions         Floor           'x 12'         Belo           'x 10'5         Status           'x 10'6         Status           'x 9'         'x 9'           'x 10'         'x 11'           'x 11'         'x 11'           'x 11'7         # of Rooms:11           # of Kitchens: 1         # of Kitchens: 1	Type w Laund	D	imensions I'6 x 10'5 x x x x x x x x x x x x x	Floor	Ty Ty # of Pieces 2	Ensuite? <b>Yes</b>	X X X X X X X S Barn:
menities: te Influences: eatures: door fain fain fain fain fain fain fain fain	CithWsh/Dryr/Frdg/Stve Type Dim Living Room 16' Kitchen 12' Dining Room 10'9 Master Bedroom 11'8 Bedroom 12' Bedroom 9 Recreation 11'6 Bedroom 23' Workshop 10' Other 12'	PDW           iensions         Floor           ' x 12'         Belo           ' x 10'5         X           X 10'6         X           X 11'5         '           ' x 9'         X           X 10'         X           X 10'         X           X 11'         '           ' x 14'         X	Туре	D	imensions I'6 x 10'5 x x x x x x x x x x x x x	Floor	ту Ту		x x x x x x x x x x
menities: te Influences: eatures: loor fain fain fain fain fain fain fain fain	CithWsh/Dryr/Frdg/Stve Type Dim Living Room 16' Kitchen 12' Dining Room 10'9 Master Bedroom 11'8 Bedroom 99 Recreation 11'6 Bedroom 23'	PDW         Floor           tensions         Floor           t x 12'         Belo           x 10'5         Status           x 10'6         Status           x 11'5         '           ' x 9'         '           x 10'         '           ' x 11'         '	Туре	D	imensions I'6 x 10'5 x x x x x x x x x x x x	_	-	rpe	x x x x x x x x x x
menities: te Influences: eatures: loor fain fain fain fain fain	ClthWsh/Dryr/Frdg/Stve Type Dim Living Room 16 Kitchen 12' Dining Room 10'9 Master Bedroom 11'8 Bedroom 12' Bedroom 9	P/DW           tensions         Floor           ' x 12'         Belo           ' x 10'5         -           x 10'6         -           x 11'5         -           ' x 9'         -	Туре	D	imensions l'6 x 10'5 x x x x x x x	_	-	rpe	x x x x x x x x
menities: te Influences: eatures: loor fain fain fain	ClthWsh/Dryr/Frdg/Stve Type Dim Living Room 16 Kitchen 12 Dining Room 10'9 Master Bedroom 11'8	e/DW Hensions Floor ' x 12' Belo ' x 10'5 0 x 10'6 5 x 11'5	Туре	D	imensions I'6 x 10'5 X X X	_	-	rpe	x x x x
nenities: te Influences: atures: loor lain lain lain	ClthWsh/Dryr/Frdg/Stve Type Dim Living Room 16 Kitchen 12 Dining Room 10'9	e/DW Hensions Floor ' x 12' Belo ' x 10'5 0 x 10'6	Туре	D	imensions I'6 x 10'5 X X	_	-	rpe	X X X
nenities: te Influences: atures: loor <b>1ain</b>	ClthWsh/Dryr/Frdg/Stve Type Dim Living Room 16	e/DW ensions Floor ' x 12' Belo	Туре	D	imensions 1'6 x 10'5	_	-	rpe	x
nenities: te Influences: atures:	ClthWsh/Dryr/Frdg/Stve	e/DW				_	-	/De	Dimensi
menities:			nd, Private Yard,	Recreation Nearb	y, Shoppin	g Nearb	У		
-									
egal:									
pe of Roof:	Asphalt PL NWP2080 LT 15 BLK (	6 DL 289 LD 36.	GROUP 1.						
uel/Heating: utdoor Area:	City/Municipal, Commun Forced Air, Natural Gas Balcony(s), Fenced Yard	lity		Fixtures Leased: No Fixtures Rmvd: Floor Finish:	D: :				
	Natural Gas	R.I. Fireplaces	5.	Property Disc.: Ye PAD Rental:					
enovations:		R.I. Plumbing							
oundation: ain Screen:	Concrete Perimeter	Reno. Year:		Dist. to Public Trar Title to Land: <b>Fr</b>		nStrata	Dist. to	School Bus	s:
onstruction: derior:	Frame - Wood Vinyl			Parking: <b>Open</b>					
	Basement Entry			Total Parking:	Covered P	arking: <b>0</b>	Parking	Access:	
			•	ected: Communit	y, Electric	ity, Nat	ural Gas,	Water	
			View: Complex / Sub	<b>:</b> div:					
	KX		View					Tour:	
IXI			If new, GST/HS	ST inc?:				-	12-492-833
K		Me Co	Council Apprv?	:					Utilities?: No
1 4			Rear Yard Exp:			5.	1	For Tax '	
			Lot Area (sq.ft. Flood Plain:	.): <b>4,026.00</b> No	Full Bath Half Bath		2 1	Zoning: Gross Ta	RA1 exes: \$3,33
		R	Depth / Size:		Bathroon		3	Age:	36
		Jack	Meas. Type:	Feet	Bedroom		4	-	Year Built: <b>1983</b>
ouse/single	T anniny		v. Sold Date:	30 112	Frontage	(feet):	0.00	Original	Price: <b>\$988,000</b>
oard: V ouse/Single	Family		Central	Coquitlam Pt Coquitlam 3C 1Y2					<b>\$988,000</b> (LP) (SP)
ctive 2331666				LLY AVENUE				Resid	dential Detached
			nikkio	@remax.net					
				.nikkicvit.ca				s	elect Realty
			Phone:	X Select Realty 778-926-6464	ic				KUINK

			Nikki RE/MA Phone: WWW	sented by: <b>Cvitanov</b> X Select Realty 778-926-6464 v.nikkicvit.ca c@remax.net	ic			s	REMAX elect Realty
<b>Active</b> <b>R2300756</b> Board: V House/Single Family			Port M	<b>F RIVER ROA</b> Coquitlam lary Hill '3C 1P2	D			Resi	dential Detached <b>\$989,000</b> (LP) (SP) M
With the second secon			Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sub Services Conne	: ?: ST inc?: <b>Yes: GOL</b> I	<b>, Natural</b> Covered F	ns: ms: hs: hs: <b>Gas</b> Parking:		Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	Year: 2017 Utilities?: No 08-871-507
Exterior:       Stucco, Wood         Foundation:       Concrete Period         Renovations:       Concrete Period         * of Fireplaces:       2         * of Fireplaces:       Natural Gas         Vater Supply:       City/Municip.         Vuel/Heating:       Forced Air         Dutdoor Area:       Balcny(s) Pat         egal:       PL NWP2058         Amenities:       Site Influences: Central Locat	imeter al tio(s) Dck(s), 9 LT B DL 232 tion, Lane Acc	2 LD 36 cess, Private \	ard, Recreation I	Dist. to Public Trai Title to Land: F Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: Floor Finish: L	nsit: CLOSE reehold No es io : aminate, T	E onStrata	Dist. to	School Bu	5: <b>2 BLKS</b>
eatures: ClthWsh/Dry Floor Type Main Living Room Main Kitchen Main Bedroom Main Bedroom Main Foyer Below Living Room Below Kitchen Below Bedroom Below Bedroom	Dime 17' x 26' x	nsions     Flow       (14'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11'       (11'     (11')       (11')     (11')       (11')     (11')		C	Dimensions X X X X X X X X X X X X X	Floor	Ту	pe	Dimensions x x x x x x x x x x x
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement):	1,600 0 1,450 <u>0</u> 3,050 sq. ft. 0	# of Rooms: <b>1</b> ( # of Kitchens: # of Levels: Suite: Crawl/Bsmt. H Beds in Basem Basement: <b>No</b>	2 2 eight: ent: 0 Beds n	ot in Basement: <b>5</b>	Bath 1 2 3 4 5 6	Floor Main Below Main Below	# of Pieces 4 3 3 3 3	Ensuite? No Yes No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

			Nikki RE/MAX Phone: WWW	sented by: <b>Cvitanov</b> ( Select Realty 778-926-6464 .nikkicvit.ca :@remax.net	ic			s	REMIX select <sup>V</sup> Rea	alty
Active R2305026 Board: V	Family		Port	<b>TERN DRIVI</b> Coquitlam ary Hill	E			Resi	dential Det <b>\$990,00</b>	
House/Single	railing		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Sube	No West : 5T inc?: Yes: MOU		IS: ns: s: ns: <b>EW</b>	0.00 4 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	axes: Year: Utilities?: <b>00-959-2</b>	250,000 1966 52 S/F \$3,831.8 2017 No 86
uel/Heating: Outdoor Area: ype of Roof: egal:	Frame - Wood Vinyl Concrete Perimeter No 2 Wood City/Municipal Forced Air Patio(s) & Deck(s)	Reno. Year: R.I. Plumbin R.I. Fireplac		Total Parking: Parking: <b>Garage</b> ; Dist. to Public Trai Title to Land: <b>F</b> Property Disc.: <b>Y</b> PAD Rental: Fixtures Leased: <b>N</b> Fixtures Rmvd: <b>N</b> Floor Finish: <b>H</b>	nsit: reehold No es Io :	nStrata	_	) Access: <b>F</b>		
Main Main Main Main Bsmt Bsmt		Dimensions Floo 12' x 12' 10' x 10' 20' x 13' 10' x 10' 12' x 9' 10' x 9' 16' x 10' 9' x 10'	r Type	C	Dimensions X X X X X X X X X X X	Floor	Ту	/pe		Dimensions X X X X X X X X X X
Bsmt	Bedroom Laundry           Main):         1,018           Above):         0           Below):         0           Basement):         822           Total):         1,840 sc	12' x 11' 8' x 5' # of Rooms:10 # of Kitchens: # of Levels: Suite: Unauth Crawl/Bsmt. H. Beds in Basem Basement: Cra	2 2 orized Suite eight: ent: 2 Beds no	ot in Basement: <b>2</b>	x x Bath 1 2 3 4 5 6 7	Floor Main Bsmt	# of Pieces 4 3	Ensuite? No No	Outb Barn: Workshop/ Pool: Garage Sz: Door Heigh	uildings 'Shed:

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.

		<b>Nikk</b> RE/ Pho	Presented by: <b>XI Cvitanov</b> (MAX Select Realty one: 778-926-6464 www.nikkicvit.ca ikkic@remax.net	ic			s	REFINE elect Realty
<b>Active</b> <b>R2321577</b> Board: V House/Single Family		F	ITENNIAL AVEN Port Coquitlam Glenwood PQ V3B 2E4	IUE			Resi	dential Detached <b>\$990,000</b> (LP) (SP) M
		Flood Plain Rear Yard Council Ap	re: iq.ft.): <b>7,085.00</b> : Exp: prv?: T/HST inc?: <b>Yes: Mou</b> t	Frontage Bedroon Bathroon Full Bath Half Bath Half Bath	ns: ms: ns: hs:	0.00 6 4 4 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	+-,
Dutdoor Area:       Fenced Yard, Torch-On         ype of Roof:       Torch-On         egal:       LT 221 DL 46         wmenities:       Site Influences:	, Wood imeter R.I R.I Iral Gas al ed Air, Natural Gas	no. Year: <b>2018</b> . Plumbing: . Fireplaces:	Total Parking: 2 Parking: Carport Dist. to Public Tran Title to Land: Fi Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: N Floor Finish: La	Covered I ; Single, O nsit: reehold No es o :	Parking: 1 pen	Parking Dist. to	Access: F	ront
Floor Type Main Living Room Main Kitchen Main Dining Room Main Master Bedroom Main Bedroom Main Bedroom Main Laundry Below Living Room Below Kitchen Below Master Bedroo	11' x 10' 11' x 9' 3' x 3' 13' x 12' 11' x 10' 0m 14' x 10'	Below Be Below Be Below La		imensions 12' x 7'5' 9' x 8'5' 4' x 5' x x x x x x x x x x x x x	Floor	Ty # of Pieces	pe Ensuite?	Dimensions X X X X X X X X X Outbuildings
inished Floor (Above): inished Floor (Below): inished Floor (Basement):	0 # of 1,280 # of 0 Suite 2,560 sq. ft. Craw Beds	Rooms:13 Kitchens: 2 Levels: 2 : Unauthorized Suite //Bsmt. Height: in Basement: 0 Bei ment: None	ds not in Basement: <b>6</b>	Bath 1 2 3 4 5 6	Main Main Below Below	# of Pieces 3 4 3 3 3	Yes No Yes No	Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

		Nikki RE/MA Phone: www	sented by: <b>Cvitanovi</b> X Select Realty 778-926-6464 v.nikkicvit.ca c@remax.net	с			s	REMIX elect <sup>Y</sup> Realty
Active R2327533 Board: V House/Single Family		Port Gler	IINSTER AVEI Coquitlam wood PQ 3B 1E2	NUE			Resi	dential Detached <b>\$998,000</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H View: Complex / Sub	Feet 140 .): 9,660.00 : : ST inc?: No :	Frontage Bedrooms Bathroom Full Baths Half Baths	5: is: 5: 5:	69.00 5 3 2 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc.	
Style of Home:2 StoreyConstruction:Frame - WooExterior:Stucco, WooFoundation:Concrete PeRain Screen:Partly# of Fireplaces:2Fireplace Fuel:Natural GasWater Supply:City / MuniciFuel/Heating:Forced AirOutdoor Area:Balcony(s)Type of Roof:AsphaltLegal:PL NWP413	od rimeter Reno. <sup>v</sup> R.I. Plu R.I. Fir	Year: <b>2017</b> Imbing: eplaces:	Total Parking: 7 Parking: Garage; 5 Dist. to Public Trans Title to Land: Fre Property Disc.: Ye PAD Rental: Fixtures Leased: No Fixtures Rmvd:	Covered Pa Single sit: eehold Nor s	arking: 1 InStrata	Parking	g Access:	5:
Amenities: Site Influences: Features: <b>ClthWsh/Dr</b>	yr/Frdg/Stve/DW							
Floor Type Main Living Room Main Kitchen Main Dining Room Main Bedroom Main Bedroom Below Living Room Below Bedroom Below Bedroom Below Kitchen		Floor Type Below Works		mensions 5' x 15' x x x x x x x x x x x x x x x x	Floor	Ту	уре	Dimensions X X X X X X X X X
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Unfinished Floor: Grand Total:	2,375 sq. ft. Crawl/Bsi Beds in B	nens: <b>2</b> els: 2 a <b>uthorized Suite</b> mt. Height:	ot in Basement: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Floor # Main Main Below	of Pieces 4 2 3	Ensuite? No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Listing Broker(s): Nu Stream	Realty Inc.		Nu	Stream Re	alty 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

Rain Screen: Renovations:Partly# of Fireplaces:2Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof:Natural Forced A Sundeck AsphaltLegal:PL NWPAmenities: Features:NoneSite Influences: FloorCentral I ClthWshFloorType MainLiving Ro	- Wood te Perimeter Gas unicipal Air k(s)	Reno. Y R.I. Plur R.I. Fire	ear: 2017	Coquitlam wood PQ 3B 3N1 Feet .): 4,026.00 No : North : ST inc?: Yes: SON div: ected: Electricit Total Parking: 5 Parking: Add. Pa Dist. to Public Tra Title to Land: 1 Property Disc.: Y PAD Rental: Fixtures Leased: 1 Fixtures Rmvd: 1	Frontage (fee Bedrooms: Bathrooms: Full Baths: Half Baths: ME MOUNTAIN cy, Natural Gas, Covered Parkir arking Avail., Ga ansit: Freehold NonStr Yes No :	5 3 3 0 VIEW Sanitary Ser Ig: 2 Parkin rage; Double Dist. t	Original Approx. Age: Zoning: Gross T For Tax Tax Inc P.I.D.: ( Tour: <b>N</b> wer, Wat	Taxes: \$3,309.22 Year: 2017 Utilities?: No D12-609-633 Virtual Tour URL
Style of Home: Construction: Exterior:2 Storey Frame - Vinyl Concrete Renovations:Renovations: Partly # of Fireplaces: 2Partly Foundation: Concrete Rain Screen: Renovations:Fireplace Fuel: Water Supply: Fuel/Heating: Foundor Area: Sundeck Type of Roof:Natural Sundeck Asphalt Cith/Water Forced A Sundeck Site Influences:Keatures:Partly Root Cith/Mu Forced A Sundeck Cith/Water Forced A Sundeck Type of Roof:Site Influences: Features:Central I CithWshFloorType Living Root	- Wood te Perimeter I Gas unicipal Air k(s)	Reno. Y R.I. Plur R.I. Fire	ear: 2017	Feet  .): 4,026.00 No : North  : ST inc?:  Yes: SON div: ected: Electricit  Total Parking: 5 Parking: Add. Pa Dist. to Public Tra Title to Land: 1 Property Disc.: Y PAD Rental: Fixtures Leased: 1 Fixtures Rmvd: 1	Bedrooms: Bathrooms: Full Baths: Half Baths: ME MOUNTAIN Ty, Natural Gas, Covered Parkir arking Avail., Ga ansit: Freehold NonStr Yes No :	5 3 3 0 VIEW Sanitary Sev Ig: 2 Parkin rage; Double Dist. t	Approx. Age: Zoning: Gross T For Tax Tax Inc P.I.D.: ( Tour: N wer, Wat	Year Built: 1999 20 SFD axes: \$3,309.22 Year: 2017 Utilities?: No 012-609-633 Virtual Tour URL
Construction:Frame -Exterior:VinylFoundation:ConcretaRain Screen:Partly# of Fireplaces:2Fireplace Fuel:NaturalWater Supply:City/MuFuel/Heating:Forced AOutdoor Area:SundeckType of Roof:AsphaltLegal:PL NWPAmenities:NoneSite Influences:Central IFloorTypeMainLiving Ro	- Wood te Perimeter I Gas unicipal Air k(s)	Reno. Y R.I. Plur R.I. Fire	ear: <b>2017</b> mbing:	Total Parking: <b>5</b> Parking: <b>Add. P</b> Dist. to Public Tra Title to Land: I Property Disc.: <b>1</b> PAD Rental: Fixtures Leased: I Fixtures Rmvd: I	Covered Parkir arking Avail., Ga ansit: Freehold NonStr Yes No :	ig: <b>2</b> Parkin <b>rage; Double</b> Dist. t	ng Access: I	Rear
Amenities: None Site Influences: Central I Features: ClthWsh Floor Type Main Living Ro	2294 LT 20 BLK 3				Laminate, Tile, V	inyl/Linoleum	n	
Main     Dining Ro       Main     Kitchen       Main     Family Ro       Main     Master Bo       Main     Bedroom       Main     Bedroom       Main     Bedroom       Main     Walk-In (       Below     Foyer       Below     Den	h/Dryr/Frdg/Stve Dimo com 13' com 10' 16' 16' 16' 16' 16' 16' 16' 16	l, Lane Acce	ess, Shopping Nearby osal - Waste, Drapes, Floor Type Below Bedro Below Bedro Below Kitche	/Window Coverir om om en g Room		• •	<b>urity - RI,</b> <sup>-</sup> ype	Security System, Smok Dimensions x x x x x x x x x x x x x x x x x x x
Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Basement) Finished Floor (Total): Jnfinished Floor: Frand Total:	1,600 0 1,230 t): 0 2,830 sq. ft. 0 2,830 sq. ft.	Beds in Ba Basement	ens: <b>2</b> is: <b>2</b> authorized Suite nt. Height:	ot in Basement: <b>5</b> rate Entry	Bath         Flo           1         Ma           2         Ma           3         Belo           4         5           6         7           8         8	in 4 in 4	s Ensuite? Yes No No	P Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: <b>20 X 1</b> Door Height:

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

		7	Presente Nikki Cv RE/MAX Se Phone: 778 www.nik nikkic@re	ect Realty -926-6464 kicvit.ca	2			s	REFINEX elect Realty
<b>Active</b> <b>R2321425</b> Board: V House/Single Family		13	62 CHELSE Port Coqu Oxford H V3B 7	eights				Resi	dential Detached <b>\$998,800</b> (LP) (SP) M
		Mea Dep Lot Floc Rea Cou If n Viev Corr	wth / Size: 1 Area (sq.ft.): 4 od Plain: r Yard Exp: S incil Apprv?: ew, GST/HST ir w: nplex / Subdiv:	eet 04.7 ,122.00 outh c?: No :	Frontage Bedroom Bathroon Full Bath Half Bath	ns: ns: s: ns:	4 3 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	·····
Style of Home: Construction:2 Storey Frame - Woo Brick, Vinyl, Concrete Per ain Screen: tenovations:# of Fireplaces:1# of Fireplaces:1# of Fireplaces:1# of Fireplace Fuel:Natural Gas City/Municip Forced Air Balcny(s) Pa AsphaltDutdoor Area:Balcny(s) Pa Asphalt# ogal:PL NWP856!wmenities:Site Influences:Central Loca	Wood rimeter R. R. Dal atio(s) Dck(s), Fenc 54 LT 66 LD 36 SEC	7 TWP 40.	Par Disi Title Pro PAE Fixt Floo	king: Garage; D to Public Transi e to Land: Free perty Disc.: Yes 0 Rental: ures Leased: No ures Rmvd: No or Finish: Tile	t: 2 BLO ehold No	pen CKS nStrata	Dist. to	9 Access: <b>F</b> 9 School Bu	ront s: 2 BLOCKS
Features: Floor Type Main Living Room Main Dining Room Main Kitchen Main Eating Area Main Family Room Main Master Bedroo Main Bedroom Main Bedroom Main Patio	Dimensions 18'8 x 14'7 12' x 10'1 10'1 x 9'2 8'6 x 7'11 11'6 x 10'6 pom 13'3 x 13'	5 Floor 7 Below 10 Below Below 1 Below 5 Below Below Below Below 1 Below	Type Foyer Laundry Utility Dining Roo Other Living Roo Flex Room Bedroom Patio	Dim 11'9 9'3 5'2 0m 15 15'1 m 15'1 m 15'1 15	ensions x 7'2 x 6'6 x 5' x 9'5 x 7'0 x 10'11 x 8'7 x 10'6 x 7'2 x	Floor	r Ty	rpe	Dimensions x x x x x x x x x x x
inished Floor (Main): inished Floor (Above):	<b>1,498</b> # of <b>0</b> # of <b>1,075</b> # of <b>0</b> Suite	Rooms: <b>19</b> Kitchens: <b>1</b> Levels: <b>2</b> :: I/Bsmt. Height:			<b>x</b> Bath 1 2 3 4 5	Floor Above Above Bsmt	# of Pieces 4 4 4 4	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: <b>18'4X19</b> Door Height:

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.

		Γ	Nikki ( RE/MAX Phone: www	ented by: <b>Cvitanov</b> Select Realty 778-926-6464 .nikkicvit.ca @remax.net	ic			s	REMIN elect <sup>V</sup> Re	alty
Active		26	32 GOR	DON AVENU	JE			Resi	dential De	tached
<b>R2308159</b> Board: V				Coquitlam Pt Coquitlam					\$999,00	<b>0</b> (LP)
louse/Single Family				SC 2K6						(SP) M
1	4.2890.02	Solo	d Date:		Frontage	e (feet):	62.30	Original	Price: <b>\$9</b>	99,000
		Mea	as. Type:	Feet	Bedroom	IS:	4	Approx.	Year Built:	1957
LANE, M. A.	+	Dep	oth / Size:	120	Bathroor	ns:	2	Age:		61
		Lot	Area (sq.ft.	): <b>7,476.00</b>	Full Bath	s:	2	Zoning:		SFD
		Sma Floo	od Plain:		Half Bat	ns:	0	Gross Ta	ixes:	\$3,815.6
		Rea	r Yard Exp:	South				For Tax '	Year:	2017
CONTRACTOR OF		The second s	Incil Apprv?:					Tax Inc.	Utilities?:	No
		If n	ew, GST/HS	ST inc?: <b>No</b>				P.I.D.: <b>0</b>	10-144-3	40
State 1		- Cas						Tour:		
State Top	And and the second	View	N:	No :						
		Con	nplex / Subd	liv:						
		Serv	vices Conne	cted: <b>Commun</b> i	ity, Electri	city, Na	tural Gas,	Sanitary	Sewer, V	Vater
kterior: Stucco, Wo bundation: Concrete P ain Screen: enovations: of Fireplaces: 2 replace Fuel: Natural Ga ater Supply: City/Munic Jel/Heating: Forced Air, utdoor Area: Balcny(s) F	erimeter R R R R R R S S S Natural Gas	Reno. Year: R.I. Plumbing: R.I. Fireplaces: 9 <b>36.</b>		Property Disc.: Y PAD Rental: Fixtures Leased: N Fixtures Rmvd: N	reehold No (es lo :	nStrata		School Bu:		
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Appendix       Appendix         Appendix       Appendix         Appendix       PL NWP15         Appendix       PL NWP15         Menities:       Garden, In         te Influences:       Central Loc         Clothes Dry       Clothes Dry         loor       Type         fain       Living Room         fain       Kitchen         fain       Bedroom         fain       Bedroom </td <td>Suite Laundry cation, Cul-de-Sac, yer, Clothes Washer Dimension n 13' x 12 n 13' x 12 n 13' x 12 n 13' x 12 n 13' x 10 room 11' x 11 12' x 9'2 10' x 10 20'2' x 12 10'6' x 10 30' x 12 1,120 # c</td> <td>r, Dishwasher, D</td> <td>rapes/Wind</td> <td>low Coverings, F</td> <td>Refrigerator Dimensions X X X X X X X X X X X X X X X X X X X</td> <td>Floor</td> <td>Ty # of Pieces</td> <td>Ensuite?</td> <td>Out</td> <td>Dimensions X X X X X X X X X</td>	Suite Laundry cation, Cul-de-Sac, yer, Clothes Washer Dimension n 13' x 12 n 13' x 12 n 13' x 12 n 13' x 12 n 13' x 10 room 11' x 11 12' x 9'2 10' x 10 20'2' x 12 10'6' x 10 30' x 12 1,120 # c	r, Dishwasher, D	rapes/Wind	low Coverings, F	Refrigerator Dimensions X X X X X X X X X X X X X X X X X X X	Floor	Ty # of Pieces	Ensuite?	Out	Dimensions X X X X X X X X X
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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.

		Nikki RE/MA Phone: www	sented by: <b>Cvitanovi</b> X Select Realty 778-926-6464 v.nikkicvit.ca :@remax.net	с			s	elect Realty
<b>Active</b> R <b>2280543</b> Board: V House/Single Family		Port Central	FORD STREET Coquitlam Pt Coquitlam 3B 4G1				Resi	dential Detached <b>\$999,000</b> (LP) (SP) M
		Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft Flood Plain: Rear Yard Exp Council Apprv? If new, GST/H View: Complex / Sub Services Conne	sT inc?:	Frontage Bedroom Bathroon Full Bath Half Bath	IS: nS: S: nS:	64.00 5 2 2 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 01-090-291
menities:	er Reno. Ye R.I. Plum R.I. Firep al Gas	ıbing: olaces:	Total Parking: <b>3</b> Parking: <b>Open</b> Dist. to Public Trans Title to Land: <b>Fre</b> Property Disc.: <b>No</b> PAD Rental: Fixtures Leased: <b>No</b> Fixtures Rmvd: Floor Finish: <b>Ha</b>	eehold No	-	-	) Access: <b>F</b>	
ite Influences: eatures: Floor Type Main Living Room Main Kitchen Main Dining Room Main Master Bedroom Main Bedroom Main Bedroom Basmt Living Room Basmt Bedroom Basmt Bedroom		Floor Type <b>Bsmt Den</b>		mensions 1 x 10'4' x x x x x x x x x x x x x x	Floor	Ту	rpe	Dimensions X X X X X X X X X X
inished Floor (Main): 1,16 inished Floor (Above): inished Floor (Below): inished Floor (Basement): 1,10 inished Floor (Total): 2,26 Infinished Floor:	8 # of Rooms 0 # of Kitche 0 # of Levels	ns: <b>2</b> : <b>2</b> uthorized Suite :. Height: sement: <b>2</b> Beds n	ot in Basement: <b>3</b>	Bath 1 2 3 4 5 6 7	Floor # Main Bsmt	of Pieces 4 3	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:

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.

		Presented by: <b>Nikki Cvitanovic</b> RE/MAX Select Realty Phone: 778-926-6464 www.nikkicvit.ca nikkic@remax.net								Select <sup>V</sup> Realty		
<b>Active</b> <b>R2315914</b> Board: V House/Single	Family	Por Bircl				EWOOD STREET : Coquitlam Iland Manor /3B 3L6				Residential Detached <b>\$999,900</b> (LP) 🔤 (SP) M		
				Depth Lot Ar Flood Rear V Counc If new View: Comp	Type: y / Size: rea (sq.ft Plain: Yard Exp: Yard Exp: y, GST/H: lex / Sub	ST inc?:	Frontage Bedroon Bathroon Full Bath Half Bat ND MANO	ns: ms: ns: hs: R	3 2 1 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: 10-187-057	
uel/Heating: Outdoor Area: ype of Roof: egal: menities:	Frame - Wood Stucco, Wood Concrete Perime No Partly :: 1 Wood City/Municipal Forced Air Fenced Yard, Su	ndeck(s) T 12 LD 36 S , Recreation	Nearby, S	ing: No ices: 40. B6NR	learby		reehold Nc /es No : No : lardwood,	onStrata Mixed	Dist. to	Access: F		
Floor Main Main Main Main Main Main Main Main	Type Living Room Dining Room Office Foyer Kitchen Laundry Master Bedroom Bedroom Bedroom	Dimensi 12'7 x 1 13'8 x 1 8'8 x 6 11'9 x 1 8' x 5 13'2 x 1 9'7 x 9 8'9 x 1	ions Fl 17'10 11'5 10'10 5'11 10'6 5'4 10'11 9'7 10'3	oor	Туре		Dimensions X X X X X X X X X X X X X	Floor	т Ту	pe	Dimensions x x x x x x x x x x x x	
Main	Mud Room           (Main):         1,4           (Above):         1,4	0 #	of Rooms: of Kitchens of Levels:	s: <b>1</b>			<b>x</b> Bath 1 2 3	Floor Main Main	# of Pieces 4 2	Ensuite? No No	Outbuildings Barn: Workshop/Shed: Pool:	

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

				Nikki RE/MA) Phone: WWW	sented by: <b>Cvitanov</b> < Select Realty 778-926-6464 v.nikkicvit.ca :@remax.net	vic			s	REMEX Select <sup>1</sup> Realty
Active R2286106 Board: V House/Single	Family			Port	RIER AVENU Coquitlam wood PQ 3B 2E1	JE			Resi	dential Detached <b>\$999,999</b> (LP) (SP) M
				Sold Date: Meas. Type: Depth / Size: Lot Area (sq.ft. Flood Plain: Rear Yard Exp: Council Apprv? If new, GST/HS View: Complex / Subo Services Conne	: 5T inc?: No : div: GLENWO	-	ns: ms: ns: ns:	0.00 5 3 0	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour: <b>V</b>	
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplaces Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area: Type of Roof: Legal: Amenities: Site Influences	City/Municipal Forced Air, Natı Patio(s) & Deck Asphalt PL NWP31528 L	Vinyl eter ural Gas :(s) LT 198 DL 4 n, Private Y	65 LD 36 ard, Reci	mbing: eplaces: GROUP 1. reation Nearby, Shopp	Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	e; Single ansit: NEAR Freehold No No	onStrata		g Access: <b>F</b>	
Features: Floor Main Main Main Main Main Below Below Below Below	ClthWsh/Dryr/I Type Living Room Dining Room Kitchen Master Bedroom Bedroom Bedroom Bedroom Living Room Kitchen	Dimer 20' x 12' x 16' x	nsions (13' (9' (9' (11' (9' (8' (10' (9' (9' (9'	age Shed Floor Type		Dimensions X X X X X X X X X X X X X	Floor	Ту	/pe	Dimensions X X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floor Grand Total:	(Main): <b>1</b> ,; (Above): (Below): <u>9</u> (Basement): (Total): <b>2</b> ,; or: <u>2</u> ,;	245 0 968 0 213 sq. ft. 0 213 sq. ft.	# of Roor # of Kitch # of Leve Suite: <b>Un</b> Crawl/Bsn Beds in Ba Basement	iens: <b>2</b> Is: <b>2</b> <b>authorized Suite</b> nt. Height:	ot in Basement: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Main Below Below	# of Pieces 3 3 3	Ensuite? No Yes No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Welcome to t this home ha FLOORS, DOO Appliances & centrally loca	s been renovated DRS, LIGHTING, ( Quartz Countert	VATED 5 BE d, yes even GARAGE DC ops w/a be ene part of	DROOM THE SUI OOR & MO autiful m North Pt	odern backsplash. No Coq, nestled near the	om Suite (possib ND NEW KITCHE insulated and th expense has be	N, BATHRO hus warm ii en spared t	mplete w OMS, PLU n the win o make tl	/ its own IMBING (F ters). The his home o	PIPES), RC Kitchen fe outstandin	OOF, WINDOWS, eatures Stainless Steel ng. This home is

				<b>Nikki</b> RE/MA Phone WW	esented by: <b>Cvitanov</b> X Select Realty : 778-926-6464 w.nikkicvit.ca ic@remax.net	vic			s	REFINEX Realty
Active R2322785 Board: V House/Single	e Family			Port	ANNE STRE Coquitlam nwood PQ /3B 4G6	ET			Resi	dential Detached <b>\$999,999</b> (LP) (SP) M
				Flood Plain: Rear Yard Exp Council Apprv If new, GST/H View: Complex / Sub	?: IST inc?: <b>No :</b>	Frontage Bedroon Bathroon Full Bath Half Bath Half Bath	ns: ns: ns: hs:	55.00 5 4 2 2	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: <b>0</b> Tour:	Year: 2017 Utilities?: No 02-189-356
Construction: Exterior: Foundation: Rain Screen: Renovations: # of Fireplace: Fireplace Fuel: Water Supply: Fuel/Heating: Outdoor Area:	Vinyl Concrete Perimet Partly S: 2 Natural Gas, Woo City/Municipal Forced Air, Heat I Sundeck(s)	er R R R	ieno. Year: .I. Plumbing .I. Fireplace al Gas		Total Parking: Parking: <b>Garag</b> Dist. to Public Tr Title to Land: Property Disc.: PAD Rental: Fixtures Leased: Fixtures Rmvd: Floor Finish:	ransit: 2 BLO Freehold No Yes No :	oen CKS	-	-	ront, Rear s: <b>2 BLOCKS</b>
Features: Floor Main Main Main Main Main	PL NWP31528 LT S: Central Location, Air Conditioning, Type Kitchen Living Room Dining Room Family Room Master Bedroom	Lane Access, ClthWsh/Dry Dimensior 12'6 x 12 1' x 14 13' x 9' 15' x 11 12'6 x 12	, Recreatio rr/Frdg/Str '6 Belo ' Belo Belo '6 Belo '6 Belo '6 Belo	ve/DW Type w Eating w Bedro w Recre w Launo w Bedro	g Area bom bation dry bom	Dimensions 4' x 5' 12' x 9' 15' x 11' 12' x 8' 10' x 9'6	Floor	Ту	/pe	Dimensions X X X X X X
Main Main Main Below Below	Bedroom Bedroom Solarium Living Room Kitchen	10'6 x 11 10'6 x 8' 0' x 0' 14' x 11 6' x 11	•	w Office	2	6'5 x 11' x x x x x				x x x
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Flo Grand Total:	(Above): (Below): (Basement): <b>1,56</b> (Total): <b>2,72</b> or: <b>2,72</b>	0 # 0 0 # 0 54 Suit 20 sq. ft. Cra Bec 0 sq. ft.	f Rooms: <b>16</b> f Kitchens: <b>2</b> f Levels: <b>2</b> te: <b>Unauthc</b> wl/Bsmt. He ls in Baseme ement: <b>Full</b>	r <b>ized Suite</b> ight: nt: <b>0</b> Beds r	not in Basement: <b>5</b>	Bath 1 2 3 4 5 6 7 8	Floor Main Main Below Below	# of Pieces 2 4 3 2	Ensuite? Yes No No No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Investor Ale spacious sui you need! M Entertain on	ted family home, w inutes from the Poo	ILITIES: Buil / separate 30 Co Trail and S ng deck and	00sqft offic Shaughness watch the l	e AND 800sqft ( sy Dog Park, wa kids play in the	detached worksl Iking distance to backyard. Have	op in quiet all levels of out of town	Port Coq school a visitors?	uitlam neig and transit The house	hbourhoo - you can' is equipp	/m. Centrally located od that has everything t beat this location. ed for your family's R\ age dump! CALL