



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2020452**

Board: V  
House with Acreage

**1061 PRAIRIE AVENUE**

Port Coquitlam  
Lincoln Park PQ  
V3B 1S5

Residential Detached

**\$515,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	<b>70.50</b>	Original Price: <b>\$515,000</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1969</b>
Lot Area (sq.ft.): <b>8,600.00</b>	Bathrooms:	<b>2</b>	Age: <b>46</b>
Flood Plain: <b>Yes</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Rear Yard Exp:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,063.36</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>001-599-291</b>

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP33439 LT 91 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	10' x 11'			x			x
Main	Kitchen	12'6 x 8'6			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Family Room	12' x 15'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,677</b>	# of Rooms:	<b>7</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,677 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,677 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**Court Order Sale, 3 bedroom and family room rancher, some updating required, good size lot with swimming pool. All room sizes and square footage are approx. Buyer to verify if deemed important.**



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**Active**  
**R2018976**

Board: V  
House/Single Family

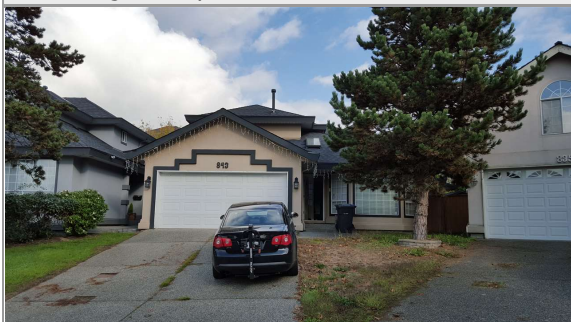
**843 BAILEY COURT**

Port Coquitlam  
Citadel PQ  
V3C 5Z6

Residential Detached

**\$749,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>26.00</b>	Original Price: <b>\$749,000</b>
Depth / Size (ft.):	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1989</b>
Lot Area (sq.ft.): <b>5,295.00</b>	Bathrooms:	<b>3</b>	Age: <b>26</b>
Flood Plain: <b>No</b>	Full Baths:	<b>2</b>	Zoning: <b>RS2</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,363.54</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>014-381-001</b>

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **PL NWP82243 LT 17 DL 341 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	17' x 11'			x			x
Main	Kitchen	13'10 x 8'7			x			x
Main	Family Room	15'9 x 10'6			x			x
Main	Eating Area	12' x 8'			x			x
Main	Master Bedroom	17' x 12'			x			x
Main	Laundry	13' x 6'			x			x
Above	Bedroom	13'8 x 10'			x			x
Above	Bedroom	12' x 10'			x			
Above	Bedroom	11' x 9'2			x			

Finished Floor (Main): **1,673**  
Finished Floor (Above): **665**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,338 sq. ft.**  
  
Unfinished Floor: **1,673**  
Grand Total: **4,011 sq. ft.**

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

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

**Outbuildings**  
Barn:  
Workshop/Shed: **4' x 5'**  
Pool:  
Garage Sz:  
Door Height:

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

**All measurements are approximate and should be verified by the buyer if important. For your private appointment please call listing agent. Open house Sunday December 20th 2-4PM. Call Listing agent to show. Basement has potential as recreation / laundry / storage room but no windows or separate entrance.**