



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2123682**  
Board: V  
House/Single Family

**1615 PRAIRIE AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1T8

Residential Detached

**\$619,000** (LP)

(SP)



Sold Date: Frontage (feet): **32.00** Original Price: **\$619,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**  
Depth / Size: **122** Bathrooms: **3** Age: **40**  
Lot Area (sq.ft.): **3,906.00** Full Baths: **3** Zoning: **RES**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,384.01**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: **No** P.I.D.: **001-168-011**  
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP2134 LT 2 BLK 3 DL 479 LD 36**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17' x 10'			x			x
Above	Dining Room	14' x 10'			x			x
Above	Kitchen	11' x 10'			x			x
Above	Master Bedroom	14' x 10'			x			x
Above	Bedroom	14' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
Main	Master Bedroom	14' x 9'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Living Room	14' x 9'			x			
Main	Kitchen	10' x 9'			x			

Finished Floor (Main):	<b>1,164</b>	# of Rooms:	<b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,164</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,328 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Door Height:
Grand Total:	<b>2,328 sq. ft.</b>	Basement:	<b>Full</b>	6				
			Beds not in Basement:	7				
				8				

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

**Hot!!!!!! 3 bedroom plus a 2 bedroom suite potential, the kitchen cabinets have been removed on the lower level, but all the electrical & plumbing is still, this very functional & conveniently located home, has unlimited potential, for rezoning, redeveloping & revenue generating income, for many years to come, with a little TLC, you can make this a rock solid home or investment. open sat & sun 1-3pm**



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**Active**  
**R2121397**  
Board: V  
House/Single Family

**1723 CAMERON AVENUE**

Port Coquitlam  
Lower Mary Hill  
V3C 1J1

Residential Detached

**\$635,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$635,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1959</b>
Depth / Size: <b>98</b>	Bathrooms:	<b>1</b>	Age: <b>57</b>
Lot Area (sq.ft.): <b>6,500.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,794.60</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-443-649</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**

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

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

Legal: **PL NWP18797 LT 6 DL 288 LD 36**

Amenities:

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 12'8			x			x
Main	Dining Room	9'2 x 7'3			x			x
Main	Kitchen	11' x 8'9			x			x
Main	Master Bedroom	11'6 x 10'9			x			x
Main	Bedroom	10'9 x 10'9			x			x
Main	Bedroom	12' x 8'			x			x
Main	Laundry	9'9 x 6'3			x			x
Main	Foyer	14'3 x 3'11			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,183</b>	# of Rooms:	<b>8</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,183 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Grand Total:	<b>1,183 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**Great price for this 3 bedroom rancher in southern Port Coquitlam. This home would be perfect for the empty nester or if you are just starting out. Spacious living room with gas fireplace, dining room with a sliding door to the deck and large galley kitchen. Property is fully fenced and flat with side road access. Walk to Thompson Park and only minutes to the elementary school. Quick access to the Mary Hill Bypass and close to the West Coast Express.**



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**Active**  
**R2096024**

Board: V  
House/Single Family

**3280 VINCENT STREET**

Port Coquitlam  
Glenwood PQ  
V3B 3T4

Residential Detached

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

(SP)



10-224-608510000 08/01/2014

Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$775,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1967</b>
Depth / Size: <b>600</b>	Bathrooms:	<b>1</b>	Age: <b>49</b>
Lot Area (sq.ft.): <b>6,100.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,673.19</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-781-309</b>
			Tour:

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

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

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail., Visitor Parking**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL NWP27204 LT 163 DL 479 LD 36**

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

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'			x			x
Main	Kitchen	16' x 9'			x			x
Main	Master Bedroom	13' x 14'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Family Room	13' x 11'			x			x
Main	Utility	10' x 6'			x			x
Main	Eating Area	9' x 7'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,345</b>	# of Rooms:	<b>8</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,345 sq. ft.</b>	Crawl/Bsmt. Height:	<b>3'</b>		<b>5</b>							Garage Sz:
		Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Crawl</b>		<b>6</b>							
Grand Total:	<b>1,345 sq. ft.</b>				<b>7</b>							
					<b>8</b>							

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

**RE/MAX All Points Realty**

**Excellent builder's / investor's opportunity. SOLD AS IS, WHERE IS. 6100 SQ FT (60 X 100) corner lot. Choose a VINCENT or SALISBURY address. Great Glenwood Location! Close to schools, transit & shopping. Flat walking distance to lots of amenities. Easy to show. 3 bedroom RANCHER could be renovated but mostly LOT value. 2 of 3 bedrooms already updated with new laminate flooring and paint. Quick possession available. Measurements are approximate, verify if important. DO NOT ACCESS PROPERTY WITHOUT LISTING AGENT, YOUNG MALE PITBULL ON PROPERTY. HE LIKES ME, BUT DOES HE LIKE YOU? LET'S NOT FIND OUT THE HARD WAY.**



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**Active**  
**R2121584**  
Board: V  
House/Single Family

**1598 ROBERTSON AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E1

Residential Detached

**\$729,900** (LP)

(SP)



Sold Date: Frontage (feet): **61.00** Original Price: **\$729,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1967**  
Depth / Size: **132.0** Bathrooms: **1** Age: **49**  
Lot Area (sq.ft.): **8,052.00** Full Baths: **1** Zoning: **RS-1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,046.37**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-894-731**  
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access:  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **1/2** Dist. to School Bus: **1.5**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **PL NWP20671 LT 25 BLK 4 DL 480 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 10'7			x			x
Main	Kitchen	14'3 x 12'4			x			x
Main	Master Bedroom	10'9 x 10'7			x			x
Main	Bedroom	9'10 x 10'7			x			x
Main	Bedroom	10'9 x 7'8			x			x
Main	Laundry	8'2 x 8'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>973</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>973 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Bed not in Basement:	<b>3</b>							Door Height:
Grand Total:	<b>973 sq. ft.</b>	Basement:	<b>Crawl</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

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

**3 bedroom rancher on 8000+ sqft lot in sought after Glenwood location just a short walk to all forms of schools, shopping and transportation including WestCoast Express and connection to new Skytrain Evergreen line (coming December). Original oak hardwood flooring throughout living area and bedrooms. Large kitchen with eating area and newer fridge and stove, and access out to cedar deck with bench seating overlooking fully fenced park-like yard. Approximately 300 sqft detached shop with access from side yard, ideal for the handy person/hobbyist or a gardener's delight. Interior freshly painted, newer roof, hot water tank and furnace. Fantastic opportunity for families or build your new home. Shows great!!**





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**Active**  
**R2111451**  
Board: V  
House/Single Family

**2272 KELLY AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 1X9

Residential Detached

**\$735,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **33.00** Original Price: **\$735,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1919**  
Depth / Size: **131** Bathrooms: **1** Age: **97**  
Lot Area (sq.ft.): **4,323.00** Full Baths: **1** Zoning: **RA1**  
Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,809.19**  
Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2016**  
Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **002-213-745**  
Tour: \_\_\_\_\_  
  
View: **No** :  
Complex / Subdiv: \_\_\_\_\_  
Services Connected: **Electricity, Water**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: \_\_\_\_\_  
# of Fireplaces: **0**  
Fireplace Fuel: \_\_\_\_\_  
Water Supply: **City/Municipal**  
Fuel/Heating: **Other**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP2426 LT 18 DL 289 LD 36**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Kitchen	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,193</b>	# of Rooms:	<b>4</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>939</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>2,132 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Part</b>	6								
Grand Total:	<b>2,132 sq. ft.</b>			7								
				8								

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

**Team 3000 Realty Ltd.**

**INVESTORS ALERT! RA1 House with lot, located in prime Central downtown Poco, steps to bus stations, poco bus loop, all levels of schools, Wilson center, shopping & the new Recreation center to be built on Kelly. Backyard overlooks Elk Parkquiet neighbouhodd located across Retirement homes. Easy access to Lougheed Hwy, 4323 sqft LOT w/RA1 zoning (Allows multiple dwellings/residential bldgs up to 1.5 FSR / 4 stories high) potential to build with neighboring lots, Perfect to build or hold! Call Today!**



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**Active**  
**R2066907**  
Board: V  
House/Single Family

**2272 PITT RIVER ROAD**

Port Coquitlam  
Mary Hill  
V3C 1R6

Residential Detached

**\$736,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>68.00</b>	Original Price: <b>\$799,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1954</b>
Depth / Size: <b>90</b>	Bathrooms:	<b>2</b>	Age: <b>62</b>
Lot Area (sq.ft.): <b>6,120.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS4</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,638.12</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-464-832</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: MOUNTAIN**

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **Garage; Single**

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

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

Legal: **PL NWP21513 LT 9 DL 289 LD 36\*\*DBLE EXP MLS R2069261\*\***

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Foyer	6' x 4'			x			x
Bsmt	Living Room	15' x 24'			x			x
Bsmt	Flex Room	9' x 6'			x			x
Bsmt	Workshop	13' x 14'			x			
Bsmt	Kitchen	17' x 9'			x			

Finished Floor (Main): <b>991</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): <b>1,001</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>1,992 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>	6				
Grand Total: <b>1,992 sq. ft.</b>		7				
		8				

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

**2 bedroom Main floor 1 bedroom basement suite fully rented. Good house great location close to transportation shops and schools.**



Presented by:  
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**Active**  
**R2116313**  
Board: V  
House/Single Family

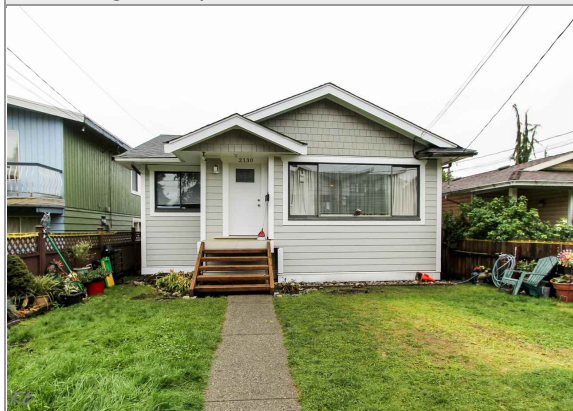
**2130 PRAIRIE AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1V7

Residential Detached

**\$739,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$739,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1948**  
Depth / Size: Bathrooms: **2** Age: **68**  
Lot Area (sq.ft.): **4,884.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$2,706.00**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-047-366**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **1 BLK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP1951 LT 18 DL 464 LD 36**

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

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **Microwave, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 13'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Recreation	10' x 14'			x			x
Bsmt	Bedroom	12' x 10'			x			x
Bsmt	Bedroom	11' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>891</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>830</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,721 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Grand Total:	<b>1,721 sq. ft.</b>	Basement: <b>Full</b>		6					
				7					
				8					

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

**One Percent Realty Ltd.**

**Character in the heart of Glenwood! Warm, inviting and well cared for, with renovated kitchen and baths, newer roof, furnace & H/W tank- perfect compliments to the classic cove ceilings and solid fir floors with inlay accets. Master bedroom with ensuite and generous size 2nd bedroom up, plus full basement with separate access and 2 more bedrooms- easy suite potential. Private fenced back yard with South exposure, lane access and oversize double detached garage/workshop with 220 power & new doors. Nice! Hard to beat this location. Shopping & transit are conveniently close, and elementary school is just up the street. Expensive newer townhouses across the street. Fantastic 4884 sqft lot with future potential. Perfect for investors or families alike! It's a winner- don't miss out!**



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**Active**  
**R2124607**  
Board: V  
House/Single Family

**1102 LOMBARDY DRIVE**

Port Coquitlam  
Lincoln Park PQ  
V3B 5P5

Residential Detached

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



Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$749,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>5,722.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,607.75</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>005-669-049</b>
			Tour: <b>Virtual Tour URL</b>

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

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

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

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

Legal: **PL NWP58480 LT 692 LD 36 SEC 6 TWP 40**

Amenities:

Site Influences:  
Features:

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

Finished Floor (Main):	<b>1,140</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>969</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,109 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>2,109 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

Listing Broker(s): **Johnston Meier Ins & Realty**

**Johnston Meier Ins & Realty**

**Top 4 reasons this house will sell quick. #1. The LOCATION - Lincoln Park is one of the most family friendly & popular sub areas in Port Coquitlam. Lots of trails, parks & short drive to all the shopping & restaurants you could ask for. #2. The HOUSE - Built in 1980 this house has been well looked after & very loved. If you aren't a huge fan of the chocolate brown carpets, don't worry, this place has major renovation potential. #3. The LAY-OUT - The spacious & lofty floor plan includes; 3 bedrooms up (2 other rooms can easily be converted into 2 more bedrooms,) 3 bathrooms, full size double garage, great front room/dining area, with an open kitchen that flows into the living area and den. #4. The PRICE - All this for under \$750K ? A great opportunity for the right buyer. Open Sat & Sun 2-4**





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**Active**  
**R2121694**  
Board: V  
House/Single Family

**3641 VINEWAY STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 4Z8

Residential Detached

**\$749,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$749,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1974</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>6,888.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$3,479.13</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>006-802-427</b>
			Tour: <b>Virtual Tour URL</b>

View: :

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access:  
Parking: **Carport; Multiple**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP43444 LT 229 LD 36 SEC 6 TWP 40**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 14'3			x			x
Main	Dining Room	10'6 x 12'2			x			x
Main	Living Room	14' x 19'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Below	Recreation	14' x 19'			x			x
Below	Bedroom	9' x 10'			x			x
Below	Laundry	5' x 8'			x			x
		x			x			

Finished Floor (Main):	<b>1,282</b>	# of Rooms:	<b>9</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>660</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>2</b>	<b>No</b>			Pool:
Finished Floor (Total):	<b>1,942 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5						Door Height:
Grand Total:	<b>1,942 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>		6						
				7						
				8						

Listing Broker(s): **Johnston Meier Ins & Realty**

**Renovators, contractors or anyone looking at add some sweat equity this could be the one for you! House is situated on a large corner lot in desirable neighbourhood. 3 bedrooms up and 1 bed down which could easily be converted to suite or great place for teenager. Bring your renovation ideas and covert this home into whatever you want! Why pay for someone else's renovation when you can save thousands by doing it yourself and then you'll have the freedom to choose the flooring, colours and much more yourself! Very close to British Columbia Christian Academy. Open Houses Sat Nov 12th & 13th 2-4pm.**



Presented by:  
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**Active**  
**R2124905**  
Board: V  
House/Single Family

**1021 PRAIRIE AVENUE**

Port Coquitlam  
Lincoln Park PQ  
V3B 1S3

Residential Detached

**\$749,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$749,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1966**  
Depth / Size: Bathrooms: **3** Age: **50**  
Lot Area (sq.ft.): **7,198.00** Full Baths: **1** Zoning: **RS-1**  
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$3,219.83**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-473-246**  
Tour: **Virtual Tour URL**

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

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

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

Legal: **PL NWP21492 LT 3 LD 36 SEC 6 TWP 40**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'1 x 10'6	Below	Laundry	9'2 x 10'7			x
Main	Living Room	13'2 x 17'8	Below	Mud Room	2'10 x 6'8			x
Main	Kitchen	10'6 x 10'6			x			x
Main	Bedroom	10'6 x 9'7			x			x
Main	Bedroom	9'7 x 9'			x			x
Main	Master Bedroom	10' x 11'			x			x
Main	Foyer	3'9 x 6'2			x			x
Below	Office	6'8 x 13'			x			x
Below	Recreation	16'9 x 12'11			x			
Below	Other	13' x 10'1			x			

Finished Floor (Main):	<b>1,225</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>775</b>	Suite:	<b>None</b>	3	<b>Bsmt</b>	<b>2</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,000 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,000 sq. ft.</b>	Basement:	<b>Partly Finished</b>	6					
				7					
				8					

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

**Big yard, family sized, home original condition. The bones are great, the yard is fantastic, the neighborhood is amazing, and if a Total Renovation Makeover is what you are looking for then this home is for you. This home needs your time and effort to restore it's glory. Don't get me wrong, the home is perfectly livable and has lovingly raised a family but time has dated this home and the necessary projects are beyond their ability to perform. The windows have been changed and the deck has been restored but their is much more to do. The basement is a perfect candidate for a separate entry suite, a man cave or a family entertainment centre, you decide. Located close to all levels of shopping and on a bus route.**



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**Active**  
**R2124671**  
Board: V  
House/Single Family

**1549 CHADWICK AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 5E9

Residential Detached

**\$759,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$759,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1975</b>
Depth / Size: <b>96</b>	Bathrooms:	<b>2</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>5,760.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,200.00</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-860-431</b>
			Tour:
View:	<b>No :</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Rancher/Bungalow**  
Construction: **Concrete Block, 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: **None**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP45195 LT 222 DL 466 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'10 x 9'6			x			x
Main	Living Room	13' x 14'6			x			x
Main	Kitchen	9' x 12'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	11'2 x 10'			x			x
Main	Bedroom	11'6 x 9'			x			x
Main	Laundry	8'6 x 12'			x			x
Main	Recreation	8' x 6'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,306</b>	# of Rooms:	<b>8</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:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,306 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6					
Grand Total:	<b>1,306 sq. ft.</b>			7					
				8					

Listing Broker(s): **Century 21 Coastal Realty (Surrey) Ltd.**

**Nice and cozy home located in a beautiful family oriented neighbourhood. This home has been kept in great shape and features 3 bedrooms, 2 bathrooms and a cozy recreation room. The home is centrally located to both levels of schools, shopping and all major transit routes. Great fit for families and investors.**



Presented by:  
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**Active**  
**R2123322**  
Board: V  
House/Single Family

**851 ALDER PLACE**

Port Coquitlam  
Lincoln Park PQ  
V3B 5J4

Residential Detached

**\$759,900** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$759,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1975**  
Depth / Size: **0** Bathrooms: **3** Age: **41**  
Lot Area (sq.ft.): **7,053.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$3,440.25**  
Rear Yard Exp: **Northwest** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **006-108-113**  
Tour:  
View: **No**  
Complex / Subdiv: **LINCOLN PARK**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **4** Parking Access: **Front**  
Parking: **Carport; Single**

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

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

Legal: **PL NWP46810 LT 261 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 13'6	Bsmt	Laundry	15'4 x 11'4			x
Main	Kitchen	15'4 x 9'4	Bsmt	Patio	18' x 16'8			x
Main	Dining Room	9'10 x 9'6						x
Main	Master Bedroom	12'6 x 12'						x
Main	Bedroom	11'6 x 10'						x
Main	Bedroom	10' x 10'						x
Main	Solarium	18'4 x 6'8						x
Bsmt	Foyer	11'6 x 11'2						x
Bsmt	Recreation	18'4 x 11'6						x
Bsmt	Flex Room	11'10 x 9'6						x

Finished Floor (Main):	<b>1,225</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>833</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Bsmt</b>	<b>2</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,058 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,058 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Solid 4 bedroom home ( 3 up & 1 down) situated on quiet CUL-DE-SAC w/ large 7,000+ square foot lot! Easy in-law suite, as basement w/ separate entrance. Featuring laminate flooring & fresh paint, some hardware & fiixture updates. Lovely backyard w/ elevated deck perfect for BBQ's & entertaining~Large laundry & Rec room downstairs perfect for growing families! Close to all levels of schools, parks ( Sun Valley & Evergreen) Fantastic family friendly neighbourhood!! OPEN HOUSE SUNDAY NOV, 20 1PM-3PM**





Presented by:  
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**Active**  
**R2119868**

Board: V  
House/Single Family

**1818 CHALMERS AVENUE**

Port Coquitlam  
Oxford Heights  
V3B 2T4

Residential Detached

**\$770,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>55.00</b>	Original Price: <b>\$829,400</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1970</b>
Depth / Size: <b>169</b>	Bathrooms:	<b>2</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>9,295.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,493.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>007-258-721</b>
			Tour: <b>Virtual Tour URL</b>
View:	:		
Complex / Subdiv:			
Services Connected:	<b>Electricity</b>		

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **5** Covered Parking: Parking Access: **Front**  
Parking: **None**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate**

Legal: **PL NWP36046 LT 315 LD 36 SEC 12 TWP 39**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 19'			x			x
Main	Kitchen	11' x 15'			x			x
Main	Dining Room	11' x 20'			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Den	9' x 12'			x			x
Main	Laundry	5' x 7'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,550</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	<b>Main</b>	<b>5</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3					Pool:
Finished Floor (Total):	<b>1,550 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>1,550 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Immaculate house (rancher) perfect for 1st time buyer an investor, or an empty nester .This lovely house is tastefully decorated, totally renovated such as roof, new kitchen , new bathrooms, laminated floors, designer paint updated plumbing and wiring ,new windows and lots more. Good sized master bedroom with a 2 piece ensuite & a walk-in closet. Nice big living room for the whole family gatherings . Big bright kitchen custom made with lots o f cupboards & counter space & large eating area. Huge dining room 11x20 .Big den could be 4rd bedroom. walking distance to all school levels ,close to transportation, parks and shopping .Huge deck great for the summer barbecues.Hurry this one will not last ! open house Nov 27 Sunday 2-4**



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**Active**  
**R2116729**

Board: V  
House/Single Family

**1293 ORIOLE PLACE**

Port Coquitlam  
Lincoln Park PQ  
V3B 5L4

Residential Detached

**\$779,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$779,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1979</b>
Depth / Size: <b>62</b>	Bathrooms:	<b>3</b>	Age: <b>37</b>
Lot Area (sq.ft.): <b>6,200.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$3,418.64</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-439-991</b>
			Tour:

View: :  
Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP49208 LT 163 LD 36 SEC 6 TWP 40**

Amenities: **Garden, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'8 x 14'			x			x
Main	Dining Room	12'11 x 8'11			x			x
Main	Kitchen	12'11 x 13'4			x			x
Above	Bedroom	12'10 x 9'10			x			x
Above	Bedroom	10'6 x 11'1			x			x
Above	Master Bedroom	12'11 x 11'11			x			x
Above	Walk-In Closet	3'8 x 3'9			x			x
Bsmt	Family Room	20'7 x 12'0			x			x
Bsmt	Laundry	14'8 x 6'4			x			
Bsmt	Patio	18'3 x 7'			x			

Finished Floor (Main): **672**  
Finished Floor (Above): **720**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **460**  
Finished Floor (Total): **1,852 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,852 sq. ft.**

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

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

Outbuildings  
Barn:  
Workshop/Shed: **10'1 x**  
Pool:  
Garage Sz: **20'6 x 19'5**  
Door Height:

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

**Great opportunity to own a home in Lincoln Park! This home, perfect for the young family, boasts a great location just minutes from Hyde Creek Nature Park, as well as Carnoustie Golf Club, all levels of schools and shopping. With tons of new upgrades, that include: New Roof & Gutters(2009) New Furnace & Windows(2010) S/S kitchen appliances + backsplash(2012), as well as brand new Storage Shed(2013) and new vinyl floors(bathroom) and freshly painted this year, this home offers instant value for any savvy buyer.**



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**Active**  
**R2101929**  
Board: V  
House/Single Family

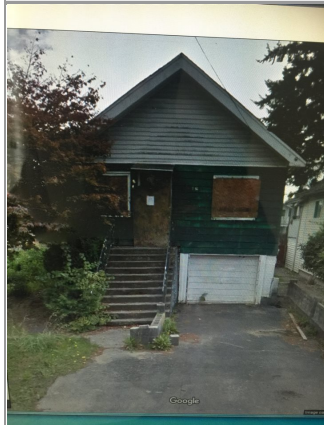
**1918 FRASER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1N3

Residential Detached

**\$788,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>49.50</b>	Original Price: <b>\$788,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>121.7</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>6,024.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,482.33</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-474-029</b>
			Tour:

View: **No : NO**

Complex / Subdiv:

Services Connected: **Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

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

Legal: **LOT 19 EXCEPT: EAST 16 AND 1/2 FEET ,BLOCK 30 DISTRICT LOT 464 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2039**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 16'			x			x
Main	Kitchen	16' x 15'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Above	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>866</b>	# of Rooms:	<b>5</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>166</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,032 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6								
Grand Total:	<b>1,032 sq. ft.</b>			7								
				8								

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

**Prime area of Glenwood in Port Coquitlam. Big size lot with back lane access. House have no value. Call for more info.**



Presented by:  
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**Active**  
**R2079969**

Board: V  
House/Single Family

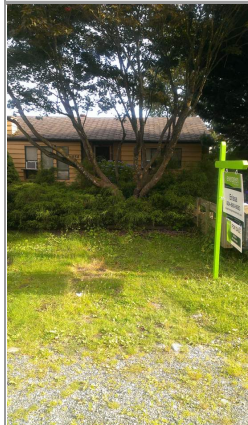
**1954 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E8

Residential Detached

**\$788,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$900,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>123</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>6,150.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RES</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,600.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>004-638-387</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport; Single, Garage; Single**

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

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

Legal: **LT 7 DL 464 GRP 1 NWD PL 14899**

Amenities: **None**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 17'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	6' x 8'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,056</b>	# of Rooms:	<b>6</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3								Pool:
Finished Floor (Total):	<b>1,056 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement:	<b>0</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>	6								
Grand Total:	<b>1,056 sq. ft.</b>			7								
				8								

Listing Broker(s): **Evergreen West Realty**

**3 bedroom rancher with back lane access. Close to shops, buses and schools. Well maintained home with fenced big backyard. Long term tenant wants to stay.**





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**Active**  
**R2084611**  
Board: V  
House/Single Family

**3269 OXFORD STREET**

Port Coquitlam  
Glenwood PQ  
V3B 4C6

Residential Detached

**\$788,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.10</b>	Original Price: <b>\$888,000</b>
Meas. Type: <b>Metres</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1930</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>86</b>
Lot Area (sq.ft.): <b>7,719.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,687.46</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-683-617</b>
			Tour:

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

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

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

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

Legal: **PL NWP2176 LT 8 DL 465 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'2			x			x
Main	Kitchen	10'2 x 10'			x			x
Main	Dining Room	10'4 x 10'2			x			x
Main	Solarium	12' x 7'8			x			x
Main	Bedroom	10'5 x 10'5			x			x
Main	Bedroom	10'5 x 10'5			x			x
Bsmt	Other	25'4 x 14'			x			x
Bsmt	Other	26' x 26'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>976</b>	# of Rooms:	<b>8</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>976 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	<b>1,237</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5								Door Height:
Grand Total:	<b>2,213 sq. ft.</b>	Basement: <b>Unfinished</b>		6								
				7								
				8								

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

**Rarely available home in the heart of Port Coquitlam Glenwood with a spacious lot and a lot of potential. Investor Alert Contact the City for Port Coquitlam for information on Townhouse site one of 3 lots in land assembly with 3263 Oxford St., 2363 Oxford and 2365 22,271 sqft total. Lane purchase may be possible by the city. Centrally located, close to transit, shopping, schools, parks, trails. The home is rented by great tenants by great tenants who are on month to month and would like to stay. Home is sold for lot value and measurements & all details need to be verified. This home will sell fast! Call listing Realtor today to view and for more information. Showings by appointment Only!**



Presented by:  
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**Active**  
**R2114583**  
Board: V  
House/Single Family

**844 LYNWOOD AVENUE**

Port Coquitlam  
Oxford Heights  
V3B 5W6

Residential Detached

**\$789,000** (LP)   
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$789,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**  
Depth / Size: **0** Bathrooms: **3** Age: **36**  
Lot Area (sq.ft.): **6,490.00** Full Baths: **2** Zoning: **RES**  
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$3,580.71**  
Rear Yard Exp: **Southeast** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-480-370**  
Tour:  
View: **No**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Level Split**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Garage; Double**  
Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus: **3 BLOCKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP56443 LT 327 LD 36 SEC 7 TWP 40**

Amenities: **Garden**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 13'0	Below	Storage	8'0 x 6'0			x
Main	Dining Room	13'0 x 10'0			x			x
Main	Kitchen	11'0 x 10'0			x			x
Main	Eating Area	10'0 x 7'0			x			x
Above	Master Bedroom	14'0 x 12'0			x			x
Above	Bedroom	12'0 x 11'0			x			x
Above	Bedroom	11'0 x 9'0			x			x
Above	Den	17'0 x 8'0			x			x
Below	Family Room	21'0 x 14'0			x			
Below	Laundry	15'0 x 13'0			x			

Finished Floor (Main): **662**  
Finished Floor (Above): **774**  
Finished Floor (Below): **638**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,074 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,074 sq. ft.**

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

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

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

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

**Nestled in a quiet, family-oriented cul-de-sac, next to a salmon creek & a network of trails, this rarely available green belt home comes w/a fully fenced backyard. Lovingly maint & updated, this 3 bdrm home features a newer roof, spacious rooms, ample storage, gleaming hardwood floors in the lvg & din rooms as well as cork flooring in the large Family room. The 3 bdrms up feature a master w/updated ensuite, full walk-in closet & a solarium overlooking the trail, perfect for an office! The sunny, eat-in kitch has plenty of room & a new floor. The large, private back yard has lots of kid room as well as a hot tub! Wood burning fp's in both the Living rm & Family room add a rustic touch. 3 elementary schools within walking distance & middle school down the down the trail. O/H Nov 26, 1-3.**



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**Active**  
**R2117005**

Board: V  
House/Single Family

**3271 NORFOLK STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 3J2

Residential Detached

**\$789,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>64.00</b>	Original Price: <b>\$799,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1971</b>
Depth / Size: <b>100</b>	Bathrooms:	<b>2</b>	Age: <b>45</b>
Lot Area (sq.ft.): <b>6,400.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,472.66</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-802-824</b>
			Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open**

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

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

Legal: **PL NWP37406 LT 129 LD 36 SEC 6 TWP 40**

Amenities: **Garden, In Suite Laundry**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'8	Below	Laundry	10'5 x 9'1			x
Main	Dining Room	10'4 x 9'9	Below	Utility	119' x 9'			x
Main	Kitchen	10'4 x 8'6			x			x
Main	Eating Area	8' x 6'10			x			x
Main	Master Bedroom	13'11 x 11'1			x			x
Main	Bedroom	10'8 x 9'1			x			x
Below	Foyer	6'10 x 3'8			x			x
Below	Family Room	17'1 x 14'1			x			x
Below	Den	11'5 x 9'2			x			
Below	Bedroom	14'3 x 8'8			x			

Finished Floor (Main):	<b>1,221</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>845</b>	# of Levels:	<b>2</b>	2		Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,066 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,066 sq. ft.</b>	Basement: <b>Full, Partly Finished</b>		6					
				7					
				8					

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

**RE/MAX LifeStyles Realty**

**There is potential for a 2 bedroom suite downstairs with a separate entrance and roughed in plumbing for a full bathroom. Loads of upgrades already done like the perimeter drainage and roof done 8 years ago, a new kitchen upstairs put in only 6 years ago. This home is located on a no thru street in a family friendly neighborhood. There is a huge flat lot with mature landscaping that makes your space private and serene. Listed BEFORE it is ready - in the middle of minor renovation. New deck being put on (railings not up), drywall needed in laundry room, all light fixtures, ensuite bathroom is the middle of being gutted & a few more items here and there. This home has so much potential and will look stunning when work is finished.**



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**Active**  
**R2105259**  
Board: V  
House/Single Family

**2057 MCKENZIE PLACE**

Port Coquitlam  
Lower Mary Hill  
V3C 1B4

Residential Detached

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

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$830,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **3** Age: **43**  
Lot Area (sq.ft.): **7,794.00** Full Baths: **1** Zoning: **RES**  
Flood Plain: Half Baths: **2** Gross Taxes: **\$3,416.47**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **008-627-231**  
Tour: **Virtual Tour URL**

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

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

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

Total Parking: **5** Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LT 481 DL 232 NW LD PL 39507**

Amenities: **Air Cond./Central, Garden, Storage, Workshop Detached**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 13'4	Below	Laundry	18'6 x 11'4			x
Main	Dining Room	9'5 x 8'11	Below	Den	11'10 x 8'8			x
Main	Eating Area	9'0 x 5'1	Below	Recreation	18'8 x 11'1			x
Main	Kitchen	9'11 x 9'0	Below	Mud Room	11'1 x 5'0			x
Main	Master Bedroom	11'6 x 10'6			x			x
Main	Bedroom	10'0 x 8'6			x			x
Main	Bedroom	10'0 x 9'11			x			x
Main	Foyer	6'4 x 4'0			x			x
Below	Family Room	12'10 x 18'1			x			
Below	Storage	9'9 x 4'10			x			

Finished Floor (Main):	<b>1,123</b>	# of Rooms:	<b>14</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>1,067</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>		Workshop/Shed: <b>YES</b>
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>2</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,190 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,190 sq. ft.</b>	Basement: <b>Full</b>		6					
				7					
				8					

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

**Excellent family home on an EXCEPTIONAL LOT. This home is move in ready with lots of updates and offers space for the entire family. 3 bedrooms on the main floor with an additional office/bedroom below as well as 2 additional living spaces, laundry and tons of storage. Could easily be suited. Garage has been turned into living space but could be taken back. Bonus: Air Conditioning! The yard is expansive and has an enclosed balcony, patio, treehouse, workshop and shed. Walking distance to both Kilmer Elementary and Citadel Middle.**





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**Active**  
**R2115194**

Board: V  
House/Single Family

**1479 MORRISON STREET**

Port Coquitlam  
Lower Mary Hill  
V3C 2N6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$824,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1968</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>48</b>
Lot Area (sq.ft.): <b>6,882.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,250.59</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-857-313</b>
			Tour:
View:	<b>Yes: GREENBELT</b>		
Complex / Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer</b>		

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

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus: **2 BLOCKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL NWP33787 LT 411 DL 232 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 14'	Below	Hobby Room	10'10 x 10'9			x
Main	Dining Room	10'3 x 11'2			x			x
Main	Kitchen	14'3 x 10'9			x			x
Main	Master Bedroom	14' x 10'9			x			x
Main	Bedroom	10'10 x 8'8			x			x
Main	Bedroom	9'2 x 12'			x			x
Below	Recreation	18'11 x 11'			x			x
Below	Bedroom	16'10 x 11'			x			x
Below	Bedroom	11' x 9'			x			
Below	Laundry	12'9 x 10'9			x			

Finished Floor (Main): **1,220**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,151**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,371 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,371 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Fully Finished, Separate Entry**

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

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

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

**This lovely home is situated on a quiet street & backs onto greenbelt for added privacy. Your new home features spacious living rm with fireplace, (hardwood under the carpet) formal dining, family sized kitchen with 4 bedrms on the main. Downstairs is bright rec room, 2 additional bdrms, large laundry rm and hobby rm. This above ground full basement with 4 piece bath, easy to suite. There is a covered deck off kitchen with stairs down to a new deck. Secure storage under the deck, covered entry to the basement. There is a circular driveway in front & gravel parking area on one side that will accommodate your largest rv/boat or build a detached shop. The backyard blends into the greenbelt creating a tranquil setting. Walk to the schools/parks/trails.**



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**Active**  
**R2121593**  
Board: V  
House/Single Family

**3958 VICTORIA PLACE**

Port Coquitlam  
Oxford Heights  
V3B 5M1

Residential Detached

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

(SP)



Sold Date: Frontage (feet): **9.79** Original Price: **\$819,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1977**  
Depth / Size: Bathrooms: **3** Age: **39**  
Lot Area (sq.ft.): **6,764.00** Full Baths: **2** Zoning: **MF**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,505.08**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-029-186**  
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **PL NWP50282 LT 352 LD 36 SEC 7 TWP 40**

Amenities: **Storage, Workshop Attached**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	11'10 x 16'10	Main	Bedroom	10'4 x 13'3			x
Above	Dining Room	12'0 x 12'2			x			x
Above	Kitchen	17' x 11'0			x			x
Above	Master Bedroom	11'10 x 11'4			x			x
Above	Bedroom	8'2 x 10'6			x			x
Above	Bedroom	10'8 x 8'11			x			x
Main	Foyer	12'1 x 5'4			x			x
Main	Living Room	26' x 17'			x			x
Main	Kitchen	11'7 x 6'6			x			
Main	Laundry	11'6 x 8'7			x			
Finished Floor (Main):	<b>1,186</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Above	<b>3</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>875</b>	# of Levels: <b>2</b>	2	Above	<b>2</b>	<b>Yes</b>	Workshop/Shed: <b>11'0 x</b>	
Finished Floor (Basement):	<b>0</b>	Suite:	3	Main	<b>3</b>	<b>No</b>	Pool:	
Finished Floor (Total):	<b>2,061 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:	
Grand Total:	<b>2,061 sq. ft.</b>	Basement: <b>None</b>	6					
		Beds not in Basement: <b>4</b>	7					
			8					

Listing Broker(s): **Royal LePage - Wolstencroft**

**Beautiful well loved Home in a quiet Cul-de-sac in Oxford Heights. This home features fresh paint throughout, new laminate flooring on stairs and upper floor, crown mouldings and baseboards. A new metal roof (2011) Two large patios to enjoy and a HUGE private yard. Awesome little workshop behind the carport for your handyman! Call for your private viewing! OPEN HOUSE SUN NOV. 20TH 1-4PM.**



Presented by:  
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**Active**  
**R2107536**

Board: V  
House/Single Family

**1445 WESTERN DRIVE**

Port Coquitlam  
Mary Hill  
V3C 2W7

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$899,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1969</b>
Depth / Size: <b>115</b>	Bathrooms:	<b>2</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>8,050.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,519.67</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-681-115</b>
			Tour: <b>Virtual Tour URL</b>

View: **No :**

Complex / Subdiv:

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

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

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

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

Legal: **PL NWP31676 LT 699 DL 341 LD 36**

Amenities: **Air Cond./Central**

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'5 x 11'5	Below	Flex Room	24'1 x 10'11			x
Main	Bedroom	10'5 x 9'10			x			x
Main	Bedroom	11'6 x 9'2			x			x
Main	Living Room	15'9 x 14'5			x			x
Main	Dining Room	10'2 x 9'6			x			x
Main	Kitchen	14'9 x 9'2			x			x
Below	Family Room	13'11 x 10'11			x			x
Below	Bedroom	15' x 10'8			x			x
Below	Bedroom	11' x 10'1			x			
Below	Workshop	19'5 x 10'10			x			

Finished Floor (Main):	<b>1,162</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,036</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>2,198 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Unfinished Floor:	<b>257</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,455 sq. ft.</b>		7				
			8				

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

**INCREDIBLE 5 bed, 2 bath HOUSE with Brand New CENTRAL AIR CONDITIONING/FURNACE. Super convenient CENTRAL VACUUM in a WONDERFUL FAMILY ORIENTED area on a MASSIVE 8050 sf LOT!! PRIVATE fully fenced back yard with GORGEOUS LANDSCAPING and PRIVATE LAGOON that creates a PERSONAL OASIS that MUST BE SEEN to be appreciated! GREAT WORKSHOP plus 2 GAS FIREPLACES add to this home's already OUTSTANDING CHARM. Book your PRIVATE SHOWING NOW!!**



Presented by:  
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**Active**  
**R2111575**  
Board: V  
House/Single Family

**1061 PRAIRIE AVENUE**

Port Coquitlam  
Lincoln Park PQ  
V3B 1S5

Residential Detached

**\$808,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.50</b>	Original Price: <b>\$808,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1969</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>2</b>	Age: <b>47</b>
Lot Area (sq.ft.): <b>8,625.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,248.45</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-599-291</b>
			Tour:

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

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

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

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Carpport; Single**

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

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

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

Amenities: **In Suite Laundry, Pool; Outdoor**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	9' x 7'			x			x
Main	Living Room	14' x 22'			x			x
Main	Kitchen	10' x 11'5			x			x
Main	Eating Area	13' x 8'			x			x
Main	Den	7' x 11'			x			x
Main	Family Room	13' x 17'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,698</b>	# of Rooms:	<b>8</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>1,698 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>1,698 sq. ft.</b>	Basement: <b>Crawl</b>		6					
				7					
				8					

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

**3 bedroom 2 bath rancher on large 8,625 sq ft lot with an outdoor swimming pool out back. Great central Port Coquitlam location. Live in or buy as an investment property. All measurements are approximate. Buyer to verify if deemed important.**





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**Active**  
**R2094656**

Board: V  
House/Single Family

**3275 SHAUGHNESSY STREET**

Port Coquitlam  
Glenwood PQ  
V3B 4L6

Residential Detached

**\$810,000** (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$888,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**  
Depth / Size: **100** Bathrooms: **3** Age: **44**  
Lot Area (sq.ft.): **6,000.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,203.98**  
Rear Yard Exp: **West** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **005-816-882**  
Tour:

View: :  
Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed**

Legal: **PL NWP40830 LT 230 DL 465 LD 36**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 17'6			x			x
Main	Kitchen	15'7 x 9'			x			x
Main	Eating Area	7'7 x 13'4			x			x
Main	Master Bedroom	12' x 11'1			x			x
Main	Bedroom	11'1 x 9'			x			x
Main	Bedroom	11'7 x 8'2			x			x
Below	Kitchen	12' x 6'5			x			x
Below	Living Room	14' x 12'5			x			x
Below	Den	6'5 x 7'3			x			
Below	Bedroom	10'7 x 7'5			x			

Finished Floor (Main): **1,170**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **840**  
Finished Floor (Total): **2,010 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,010 sq. ft.**

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

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

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

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

**A gem. Ideal family home on a large lot. Four bedrooms and three bathrooms. Smartly renovated kitchen and bathrooms. Covered deck. Authorized rental basement one bedroom + den suite. Currently rented. Beautifully landscaped yard. Greenhouse and garden to try your green thumb. Nearby river park with well-maintained trails. Just minutes to shopping, schools. Must See sweet house! Open House on SUN, Oct. 16 2-4PM!**



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**Active**  
**R2101645**  
Board: V  
House/Single Family

**3768 COAST MERIDIAN ROAD**

Port Coquitlam  
Oxford Heights  
V3B 3P1

Residential Detached

**\$815,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$815,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1977</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>2</b>	Age: <b>39</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,193.55</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-630-637</b>
			Tour:

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

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

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

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

Legal: **PL NWP2797 LT 2 BLK 20 LD 36 SEC 7 TWP 40**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'	Below	Laundry	11'6 x 7'3			x
Main	Dining Room	11' x 11'			x			x
Main	Kitchen	10' x 14'5			x			x
Main	Bedroom	11'4 x 8'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Below	Living Room	22' x 13'6			x			x
Below	Kitchen	11'1 x 7'3			x			x
Below	Bedroom	15'5 x 10'			x			
Below	Bedroom	10' x 10'			x			

Finished Floor (Main):	<b>1,056</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,056</b>	# of Levels: <b>2</b>	2	Below	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,112 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,112 sq. ft.</b>		7				
			8				

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

**INVESTORS!! FIRST TIME HOME BUYERS!! Fully renovated 5 bed/2 bath home in the heart of Oxford Heights, Updates include new flooring, newer appliances, updated kitchen, bathrooms, and designer paint colours used throughout the home. 3 bed/1 bath upstairs previously rented for \$1350. Centrally located close to Leigh Elementary, Minnekhada Middle School and Terry Fox Secondary. Close to shopping and recreation, and easy access to Hwy and minutes to Sky train, Douglas College, Hyde Creek Rec center, shopping, transit & Schools.**



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**Active**  
**R2095561**  
Board: V  
House/Single Family

**3333 LIVERPOOL STREET**

Port Coquitlam  
Glenwood PQ  
V3B 3V7

Residential Detached

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

(SP)



Sold Date: Frontage (feet): **34.00** Original Price: **\$889,800**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**  
Depth / Size: **118** Bathrooms: **3** Age: **27**  
Lot Area (sq.ft.): **4,012.00** Full Baths: **3** Zoning: **SFD**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,445.49**  
Rear Yard Exp: **West** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-174-260**  
Tour:

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

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

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

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

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

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

Legal: **PL NWP2134 LT 65 DL 479 LD 36**

Amenities: **Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 14'0	Below	Bedroom	10'0 x 9'0			x
Main	Dining Room	14'0 x 7'0	Below	Laundry	12'0 x 7'0			x
Main	Kitchen	10'0 x 9'0			x			x
Main	Master Bedroom	13'0 x 12'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Bedroom	9'0 x 8'0			x			x
Main	Eating Area	8'0 x 8'0			x			x
Below	Living Room	14'0 x 13'5			x			x
Below	Kitchen	14'0 x 10'0			x			
Below	Bedroom	14'0 x 10'0			x			

Finished Floor (Main):	<b>1,260</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	4	Yes	Barn:
Finished Floor (Below):	<b>1,024</b>	# of Levels: <b>2</b>	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	4	No	Pool:
Finished Floor (Total):	<b>2,284 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Grand Total:	<b>2,284 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

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

**INVESTORS, this is suite deal! FIRST TIME BUYERS, need a mortgage helper? Solid 5 bedroom, 3 full bathroom home in a highly desirable family neighbourhood. Bright and nicely maintained with good sized rooms. With 3 bedrooms up and 2 down, this basement entry home has the layout for comfortable living. Fully fenced back yard with lane access and lots of extra parking besides the double garage. Near the future Evergreen Line and walking distance to schools, transit, shops, recreation and parks.**



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**Active**  
**R2120240**

Board: V  
House/Single Family

**1510 PITT RIVER ROAD**

Port Coquitlam  
Mary Hill  
V3C 1P2

Residential Detached

**\$825,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$825,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1965**  
Depth / Size: Bathrooms: **4** Age: **51**  
Lot Area (sq.ft.): **9,495.00** Full Baths: **4** Zoning: **RES1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,420.81**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **008-871-507**  
Tour: **Virtual Tour URL**

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

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

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

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

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

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

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

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Below	Bedroom	14' x 12'			x
Main	Kitchen	26' x 11'	Below	Den	10' x 7'			x
Main	Master Bedroom	17' x 12'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Bedroom	13' x 11'			x			x
Main	Foyer	11' x 11'			x			x
Below	Living Room	30' x 14'			x			x
Below	Kitchen	12' x 7'			x			x
Below	Bedroom	13' x 10'			x			
Below	Bedroom	12' x 11'			x			

Finished Floor (Main):	1,600	# of Rooms:12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,450	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	Yes	Pool:
Finished Floor (Total):	3,050 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,050 sq. ft.	Beds not in Basement: 6	7				
			8				

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

**Located in a great family friendly area, this 3050 sq ft home with three bedrooms up and three down to accommodate your large family, or as a mortgage helper. The sizable down stairs area is self-contained and features a large living area with a fireplace, three bedrooms, two full bathrooms, separate laundry and a den. The large lot has a private patio at the rear, plus a shed and green house. The expansive front drive way can accommodate all your parking needs, including an RV and boat. Bring your ideas to make this home your own. Lot has also building potential, ideal for the investor. 1 7/8 inch water line has already been run from the water main.**





Presented by:  
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**Active**  
**R2072653**  
Board: V  
House/Single Family

**1764 LANGAN AVENUE**  
Port Coquitlam  
Central Pt Coquitlam  
V3C 1K7

Residential Detached  
**\$829,000** (LP)  
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$829,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1973**  
Depth / Size: Bathrooms: **2** Age: **43**  
Lot Area (sq.ft.): **6,776.00** Full Baths: **2** Zoning: **SFD**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,069.00**  
Rear Yard Exp: For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **006-592-350**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Other, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP42930 LT 109 DL 255 LD 36**

Amenities:

Site Influences: **Central Location**  
Features: **Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12' x 12'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	9' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Living Room	12' x 16'			x			x
Bsmt	Great Room	12' x 12'			x			x
Bsmt	Bedroom	10' x 10'			x			x
Bsmt	Games Room	12' x 12'			x			
Bsmt	Storage	8' x 8'			x			

Finished Floor (Main): **1,109**  
Finished Floor (Above): **0**  
Finished Floor (Below): **673**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,782 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,782 sq. ft.**

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

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

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

Listing Broker(s): **eRealestore**

**Tenanted property with a 6776 sq ft lot, please allow time to show. All measurements are only approximate & must be verified if deemed important.**



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**Active**  
**R2117856**

Board: V  
House/Single Family

**3328 CORNWALL STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 3G9

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$868,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1973</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>7,254.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,712.24</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-745-540</b>
			Tour: <b>Virtual Tour URL</b>

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Other, RV Parking Avail.**

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

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

Legal: **PL NWP39730 LT 147 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Dining Room	12'4 x 12'1	Below	Kitchen	11'10 x 11'4			x
Above	Kitchen	9'7 x 9'11	Below	Family Room	12'7 x 15'1			x
Above	Eating Area	9'7 x 7'6	Below	Laundry	12'2 x 7'8			x
Above	Great Room	13' x 18'4	Below	Foyer	12'2 x 11'8			x
Above	Master Bedroom	11'1 x 11'1			x			x
Above	Walk-In Closet	5'4 x 4'3			x			x
Above	Bedroom	11'3 x 9'4			x			x
Above	Bedroom	13' x 9'7			x			x
Below	Bedroom	12'9 x 11'6			x			
Below	Bedroom	12'9 x 10'			x			

Finished Floor (Main): **1,266**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,074**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,340 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,340 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Full, Fully Finished, Separate Entry**

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

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

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

**Welcome to Cornwall Street...one of the most coveted streets in Port Coquitlam! Private & tree-lined, just steps from Evergreen Park, schools & transportation. Enter on lower level into large foyer, plus Rec Room, laundry room & separate 2 bedroom in-law suite. Go up to the bright, open Dining Area with oak flooring & sliders to front deck. Great Room is cozy & features an electric fireplace. Kitchen was renovated 5 years ago, boasts white cabinets & appliances & heated tile flooring. Look out to huge, fenced backyard & step out to covered side deck. There are 3 bedrooms on this upper level plus a full bathroom and 2 piece ensuite off Master. Wonderful family home in a great neighbourhood!**



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**Active**  
**R2114965**

Board: V  
House/Single Family

**1572 SHAUGHNESSY STREET**

Port Coquitlam  
Mary Hill  
V3C 6M4

Residential Detached

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



Sold Date:	Frontage (feet):	<b>70.62</b>	Original Price: <b>\$838,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>113</b>	Bathrooms:	<b>3</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>7,980.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,979.96</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-987-397</b>
			Tour:

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

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

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

Total Parking: **3** Covered Parking: Parking Access: **Rear**  
Parking: **Open**

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

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

Legal: **PL NWP34319 LT 993 DL 342 LD 36**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 15'2			x			x
Main	Kitchen	12'11 x 12'7			x			x
Main	Dining Room	12'7 x 9'2			x			x
Main	Den	12'10 x 7'9			x			x
Main	Bedroom	17'6 x 7'9			x			x
Main	Living Room	16'6 x 12'7			x			x
Main	Kitchen	11'7 x 8'10			x			x
Above	Master Bedroom	14'5 x 12'7			x			x
Above	Bedroom	18'8 x 11'9			x			
Above	Bedroom	14'10 x 11'8			x			

Finished Floor (Main): **1,607**  
Finished Floor (Above): **959**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,566 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,566 sq. ft.**

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

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

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

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

**Viewscope home in Mary Hill area near Colony Farm Regional Park. Scenic front entry and gazebo. Private back yard features 15 x 30 pool. Large living room with vaulted ceilings and views. Beautiful wood-tone kitchen with Jenn-Air gas range, built-in oven and two refrigerators with bay window looking onto pool. Three bedrooms upstairs. Main 5-pc bathroom features soaker tub, separate shower and skylights. Home includes a one-bedroom rental suite with kitchen, living room and separate laundry. Convenient access to Hwy 1, Lougheed Hwy and transit.**



Presented by:  
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**Active**  
**R2124043**  
Board: V  
House/Single Family

**2147 RINDALL AVENUE**

Port Coquitlam  
Central Pt Coquitlam  
V3C 1T9

Residential Detached

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



Sold Date: Frontage (feet): **64.00** Original Price: **\$838,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1959**  
Depth / Size: **115** Bathrooms: **2** Age: **57**  
Lot Area (sq.ft.): **7,360.00** Full Baths: **2** Zoning: **RES**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,271.35**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **001-241-397**  
Tour:

View: :

Complex / Subdiv:

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

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

Reno. Year: **2011**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**

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

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

Legal: **PL NWP18538 LT 29 DL 289 LD 36**

Amenities:

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

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Intercom, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	17'6 x 12'6	Bsmt	Bedroom	9'3 x 9'0			x
Above	Dining Room	10'0 x 7'0			x			x
Above	Kitchen	10'6 x 10'0			x			x
Above	Eating Area	8'0 x 6'9			x			x
Above	Master Bedroom	12'0 x 10'0			x			x
Above	Bedroom	10'0 x 8'6			x			x
Above	Bedroom	9'3 x 9'0			x			x
Bsmt	Kitchen	10'0 x 8'0			x			x
Bsmt	Bedroom	11'0 x 10'0			x			
Bsmt	Bedroom	10'0 x 9'0			x			

Finished Floor (Main): **1,032**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,032**  
Finished Floor (Total): **2,064 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **2,064 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **3** Beds not in Basement: **3**  
Basement: **Fully Finished, Partly Finished, Separate Entry**

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

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

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

**Nu Stream Realty Inc.**

**Well kept home! It has beautiful 6 bedroom, 2 bathroom in central Port Coquitlam. Two storey building has separate entrance with big back yard and sun-deck. Green park and recreations are nearby. Great location: walking distance to Port Coquitlam library and easy access to private and public schools, parks, shops, and parks. Close to railway station and Evergreen Line Skytrain. Wonderful place to live! Open House: Nov 26, 2016 Sat 1:00pm-3:00pm, Nov 27, 2016 Sun 1:00pm-3:00pm**





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**Active**  
**R2123703**

Board: V  
House/Single Family

**1898 MARY HILL ROAD**

Port Coquitlam  
Mary Hill  
V3C 2Z7

Residential Detached

**\$839,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>73.00</b>	Original Price: <b>\$839,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1967</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>49</b>
Lot Area (sq.ft.): <b>8,957.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,963.74</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>008-863-555</b>
			Tour:

View: **Yes: CITY, MOUNTAINS, TREES**

Complex / Subdiv:

Services Connected: **Electricity, Water**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple, Open, RV Parking Avail.**

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

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

Legal: **PL 20516 LT 117 LD 36 DL 290 & 342**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'	Below	Bedroom	16' x 10'			x
Main	Dining Room	11' x 7'	Below	Bedroom	13' x 12'			x
Main	Kitchen	11' x 6'	Below	Laundry	10' x 6'			x
Main	Eating Area	7' x 10'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Below	Foyer	8' x 6'			x			x
Below	Living Room	15' x 13'			x			
Below	Kitchen	9' x 9'			x			

Finished Floor (Main):	<b>1,269</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,105</b>	# of Levels: <b>2</b>	2	Below	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,374 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished, Separate Entry</b>	6				
Grand Total:	<b>2,374 sq. ft.</b>		7				
			8				

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

**View! Backyard! Car and RV Parking! "No-through Road" & walking distance to schools! This lovely 5 bedroom 3 bath home is perfect for families of all sizes. 3 good size bedrooms on the main and option for a 2 bed, self-contained living area down, with high ceilings, lots of light and wrap-around deck. Sitting on an almost 9,000 sq ft pretty flat lot, the kiddos and pets can play safely in the private enclosed backyard. Highly desirable Mary Hill area on a quiet no-through street. Immaculately maintained, complete pride of ownership.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2124778**  
Board: V  
House/Single Family

**1506 MARY HILL LANE**

Port Coquitlam  
Mary Hill  
V3C 4C3

Residential Detached

**\$848,800** (LP)   
(SP)



Sold Date: Frontage (feet): **129.56** Original Price: **\$848,800**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1973**  
Depth / Size: **70** Bathrooms: **3** Age: **43**  
Lot Area (sq.ft.): **8,715.00** Full Baths: **3** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,860.26**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **006-987-664**  
Tour: **Virtual Tour URL**

View: **Yes: COLONY FARMS**  
Complex / Subdiv: **MARY HILL**  
Services Connected: **Electricity, Natural Gas**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **2** R.I. Plumbing:  
Fireplace Fuel: **Wood** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Tar & Gravel**

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

Legal: **PL NWP34319 LT 978 DL 343 LD 36 GROUP 1, EXCEPT PLAN 37117.**

Amenities:

Site Influences: **Private Setting**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 19'3	Below	Bedroom	10' x 13'			x
Main	Kitchen	16' x 11'	Below	Family Room	18' x 23'			x
Main	Master Bedroom	13'6 x 13'3	Below	Living Room	19' x 14'			x
Main	Bedroom	10'8 x 9'6	Below	Kitchen	11'4 x 13'5			x
Main	Bedroom	10'8 x 11'						x
Main	Dining Room	11'8 x 10'10						x
Main	Foyer	14'7 x 4'8						x
Main	Walk-In Closet	8'3 x 4'3						x
Below	Laundry	22'2 x 10'						
Below	Master Bedroom	16' x 10'						

Finished Floor (Main):	<b>1,400</b>	# of Rooms:	<b>14</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>			Barn:
Finished Floor (Below):	<b>1,300</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>			Pool:
Finished Floor (Total):	<b>2,700 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5						Door Height:
Grand Total:	<b>2,700 sq. ft.</b>	Basement: <b>Full</b>		6						
				7						
				8						

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

**This home has been renovated completely! Updated all kitchens and bathrooms throughout, featuring new cabinets, quartz countertops, practical storage units, bianco carrera tile, and frameless glass in the ensuite. 3 large bedrooms on the main floor including master suite with private balcony and luxurious 3 piece ensuite. This property also has a 2 bedroom ground level rental suite with a separate entrance that can make a great in law-suite or an income helper (currently rented for \$1200) – it's fully renovated too! Other updates include new flooring throughout, new doors and trim, and a new hot water tank in 2016. This home has amazing views of colony farms and is in a great location for all levels of school. Also a commuters delight with easy access to highway 1. Open 2 to 4pm Nov27th**



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**Active**  
**R2121510**

Board: V  
House/Single Family

**1251 PRAIRIE AVENUE**

Port Coquitlam  
Lincoln Park PQ  
V3B 1S9

Residential Detached

**\$849,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$849,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1974</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>3</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>7,320.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,370.03</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>003-845-664</b>
			Tour: <b>Virtual Tour URL</b>

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

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

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

Total Parking: **12** Covered Parking: **4** Parking Access: **Front, Rear**  
Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

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

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

Legal: **PL NWP46259 LT 153 LD 36 SEC 6 TWP 40**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 16'6			x			x
Main	Kitchen	16'4 x 11'4			x			x
Main	Dining Room	11'3 x 10'7			x			x
Main	Master Bedroom	25'0 x 12'5			x			x
Main	Bedroom	10'2 x 9'6			x			x
Below	Bedroom	10'11 x 9'7			x			x
Below	Recreation	16'5 x 13'9			x			x
Below	Laundry	11'0 x 9'5			x			x
Below	Other	5'0 x 3'0			x			x
		x			x			

Finished Floor (Main):	<b>1,304</b>	# of Rooms:	<b>9</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>710</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,014 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,014 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Fantastic "10" newly renovated 3 bedroom, 3 bathroom home! Featuring an oversize drive thru "4" car garage with electric doors on both sides and leading to a paved lane; the perfect car buffs dream with over 12 parking spaces. Newly design open kitchen with stone counters, porcelain tiles, stainless steel appliances and 2 enormous skylights. Oversize Master bedroom with ensuite. Double set of windows, new efficient furnace, new flooring, fireplace. Party size 410 st.ft glass covered sundeck overlooking your grass fenced yard with garden and hot tub!! A very bright and clean home, easy to view and close to all amenities.**



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**Active**  
**R2097965**  
Board: V  
House/Single Family

**3771 SOMERSET STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 3G1

Residential Detached

**\$859,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$859,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>9,135.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,488.87</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-929-701</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	<b>Community, Electricity, Natural Gas, Water</b>		

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

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

Total Parking: **8** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **DetachedGrge/Carport, RV Parking Avail.**

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

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

Legal: **PL NWP20776 LT 16 LD 36 SEC 7 TWP 40**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Living Room	18' x 12'			x			x
Main	Eating Area	7' x 10'			x			x
Main	Kitchen	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,240</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,240 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>		<b>6</b>							Door Height:
Grand Total:	<b>1,240 sq. ft.</b>	Basement: <b>None</b>			<b>7</b>							
					<b>8</b>							

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

**This adorable remodeled home is waiting for you. Kitchen offers ample cabinet space, new appliances, new flooring, new granite countertops. Large bright living room w/ laminate flooring. Wood-burning fireplace. Bathroom features double sink w/ granite countertops - new tub, toilet, sinks, etc. 3 good size bedrooms - new carpet and doors. This home has too many updates to mention, not to mention the amazing re-landscaped yard. Call today for your personal viewing.**





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**Active**  
**R2122821**  
Board: V  
House/Single Family

**3629 LIVERPOOL STREET**

Port Coquitlam  
Glenwood PQ  
V3B 3W2

Residential Detached

**\$859,900** (LP)   
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$859,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1961**  
Depth / Size: Bathrooms: **2** Age: **55**  
Lot Area (sq.ft.): **7,564.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,453.21**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **006-587-674**  
Tour:

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Dist. to Public Transit: **2 Blocks** Dist. to School Bus: **3 Blocks**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP21251 LT 17 BLK M DL 479 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26' x 4'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Master Bedroom	13' x 10'			x			x
Main	Bedroom	11' x 8'			x			x
Below	Recreation	15' x 13'			x			x
Below	Bedroom	11' x 8'			x			x
Below	Storage	10' x 4'			x			x
Below	Other	11' x 7'			x			
Below	Other	10' x 7'			x			

Finished Floor (Main):	<b>1,200</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>900</b>	# of Levels: <b>2</b>	2	Below	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>2,100 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total:	<b>2,100 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	7				
			8				

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

**Great Family Home in Great Location. Close to 3 neighbourhood parks and Catchment area for Irvine Elem, Terry Fox Senior, Riverside French/Emerson and Ecole Des Pionniers (Francophone school). Shopping and recreation close by. Large 62x122 fully-fenced lot with lane access. Easy to suite, newer 200 amp electrical. Open House Thurs Nov 24th from 6 to 8:00 pm, Sat Nov 26th from 2 to 4:00 pm and Sun Nov 27th from 2 to 4:00 pm.**



Presented by:  
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**Active**  
**R2112356**

Board: V  
House/Single Family

**2069 CLARE PLACE**

Port Coquitlam  
Mary Hill  
V3C 1B6

Residential Detached

**\$869,000** (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$898,800**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1967**  
Depth / Size: Bathrooms: **3** Age: **49**  
Lot Area (sq.ft.): **10,484.00** Full Baths: **2** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,844.17**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **006-596-924**  
Tour:  
View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Legal: **PL NWP31386 LT 482 DL 232 LD 36**

Amenities: **None**

Site Influences:

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

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

Finished Floor (Main): **1,242**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,000**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,242 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,242 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Fully Finished**

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

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

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

**A great family home on a quiet cul-de-sac in popular Mary Hill. EXTENSIVELY RENOVATED! An open main living area includes a gorgeous new kitchen with a large island, quartz countertop, gas stove, stainless appliances, wood fireplace insert, hardwood flooring. 3 bedrooms, the master has a 2 pce ensuite. New 4 pce main with quartz counters as well. Downstairs there is a rec room with wood fireplace, two bedrooms, laundry room and a 3 pce bathroom. Updated paint throughout. Easy to suite. A beautiful private backyard. Double French doors from the main living room lead you to a huge vinyl sundeck. Exterior just painted, roof 3 years old. RV parking. IMMACULATE throughout!! Open House: Sun, Nov 20th 2-4 PM.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2116938**  
Board: V  
House/Single Family

**2824 ST. JAMES STREET**

Port Coquitlam  
Glenwood PQ  
V3B 5G4

Residential Detached

**\$885,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>65.00</b>	Original Price: <b>\$885,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1975</b>
Depth / Size: <b>97</b>	Bathrooms:	<b>4</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>6,305.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$3,623.94</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>005-856-736</b>
			Tour:

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

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

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single, Open, RV Parking Avail.**

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

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

Legal: **PL NWP 45195 LT 252 DL 480 LD 36 \*\*TR 10/30/16\*\***

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Refrigerator, Storage Shed, Stove, Windows -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'9 x 13'	Bsmt	Laundry	6'5 x 7'8			x
Main	Living Room	12'5 x 19'3	Bsmt	Living Room	15'3 x 19'4			x
Main	Master Bedroom	12' x 13'4	Bsmt	Bedroom	9'5 x 10'4			x
Main	Bedroom	9'10 x 9'11			x			x
Main	Bedroom	9'3 x 13'4			x			x
Main	Kitchen	8'1 x 8'9			x			x
Main	Eating Area	8' x 11'3			x			x
Main	Porch (enclosed)	5'6 x 13'3			x			x
Bsmt	Foyer	9'3 x 9'9			x			
Bsmt	Kitchen	12' x 12'6			x			

Finished Floor (Main): **1,344**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,103**  
Finished Floor (Total): **2,447 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,447 sq. ft.**

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

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

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

Listing Broker(s): **Landmark Realty Mission Ltd.**

**Landmark Realty Mission Ltd.**

**NEW KITCHEN & UPDATED BATHROOMS, plus a great location close to shopping, schools, parks, transportation - on a quiet street! Many updates done over the years to this home: Roof '10; Heat pump '10; Instant hot water '14; Windows '08 and new shaker cabinet kitchen with granite counters! Three bedrooms and 1.5 baths on the main, with loads of hardwood flooring, gas fireplace in the living room, an enclosed porch, and a sundeck to the front. The basement is a one bedroom suite with shared laundry and 1.5 baths. It has a huge living room with gas fireplace, that could be a swing room for upstairs. The fenced yard is magnificent, with grape vines, pear, apple, quince, kiwi and more! Carport parking for 1, driveway room for 4!**



Presented by:  
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**Active**  
**R2120882**  
Board: V  
House/Single Family

**1628 EASTERN DRIVE**

Port Coquitlam  
Mary Hill  
V3C 2T4

Residential Detached

**\$885,333** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>86.00</b>	Original Price: <b>\$885,333</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1966</b>
Depth / Size: <b>123.00</b>	Bathrooms:	<b>2</b>	Age: <b>50</b>
Lot Area (sq.ft.): <b>10,632.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,000.73</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>003-787-851</b>
			Tour:

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

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

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

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Open, RV Parking Avail.**

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

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

Legal: **PL NWP19290 LT 109 BLK E&K LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'			x			x
Main	Kitchen	16'9 x 9'			x			x
Main	Dining Room	10'6 x 9'4			x			x
Main	Master Bedroom	15' x 10'3			x			x
Main	Bedroom	10'6 x 9'9			x			x
Main	Bedroom	10'9 x 9'			x			x
Bsmt	Living Room	12' x 18'			x			x
Bsmt	Bedroom	12' x 12'			x			x
Bsmt	Bedroom	10' x 9'			x			
Main	Laundry	13' x 10'			x			

Finished Floor (Main): **1,340**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,228**  
Finished Floor (Total): **2,568 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,568 sq. ft.**

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

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

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

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

**VIEW HOME ! unobstructed views to the East. OVER 10,000 sq ft corner lot with side access !This well maintained home features 3 bed two bathrooms up & a self contained two bed in-law suite down w/sep entry. There is a spacious COVERED wrap around deck , plenty of room for RV parking, the yard is fully fenced has side access as well. Great future development potential.**





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**Active**  
**R2092461**  
Board: V  
House/Single Family

**3883 COAST MERIDIAN ROAD**

Port Coquitlam  
Oxford Heights  
V3B 3P3

Residential Detached

**\$888,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>64.00</b>	Original Price: <b>\$888,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1959</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>2</b>	Age: <b>57</b>
Lot Area (sq.ft.): <b>7,795.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,918.23</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>002-626-616</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **3 Level Split, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Addition**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **3** Parking Access: **Front, Lane**  
Parking: **Carport; Single, Garage; Double**

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

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

Legal: **PL NWP20827 LT 1 LD 36 SEC 12 TWP 39**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'4 x 11'6			x			x
Main	Kitchen	14'8 x 8'8			x			x
Main	Nook	9' x 7'9			x			x
Above	Master Bedroom	12' x 11'9			x			x
Above	Bedroom	11' x 9'4			x			x
Above	Bedroom	11'2 x 8'			x			x
Bsmt	Bedroom	10'10 x 6'5			x			x
Bsmt	Living Room	12'8 x 12'5			x			x
Bsmt	Other	10'2 x 6'5			x			
Bsmt	Laundry	7'9 x 4'			x			

Finished Floor (Main):	<b>552</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>746</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>587</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>1,885 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz: <b>22X20</b>
		Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>1,885 sq. ft.</b>		7				
			8				

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

**Turn key move in to this updated 4 bdrm split level home. Kitchen bathrooms all like new with S/S appliances, Solid oak hardwood floors, spacious backyard fully fenced with a gazebo (16x12) and a patio deck with cover (24x8) lane access with a double detached garage (22x20) with 120/240 volt power.**



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**Active**  
**R2124229**

Board: V  
House/Single Family

**3368 CORNWALL STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 3G9

Residential Detached

**\$888,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$888,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1980</b>
Depth / Size: <b>97.0</b>	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>5,820.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,645.55</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-641-216</b>
			Tour: <b>Virtual Tour URL</b>

View: **No :**

Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP58480 LT 670 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'9 x 13'4	Above	Bedroom	9'10 x 11'0			x
Main	Dining Room	10'1 x 10'10	Above	Bedroom	10'2 x 8'7			x
Main	Kitchen	12'4 x 10'5	Above	Flex Room	7'11 x 6'7			x
Main	Eating Area	8'8 x 11'1			x			x
Main	Family Room	19'11 x 14'6			x			x
Main	Bedroom	12'9 x 9'3			x			x
Main	Foyer	7'4 x 5'6			x			x
Above	Master Bedroom	18'5 x 14'7			x			x
Above	Walk-In Closet	7'7 x 7'5			x			
Above	Bedroom	9'10 x 11'0			x			

Finished Floor (Main): **1,353**  
Finished Floor (Above): **1,036**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,389 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,389 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **None**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **19'3 X 19'4**  
Door Height:

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

**Completely remodelled 4 or 5 bdrm 2 storey home in Prime Lincoln Park location. Main floor features updated gourmet kitchen w/ antique white cabs, Corian counters w/ breakfast bar & s/s appliances. Kitchen open to large eating area leading into 19'11x14'6 family rm w/ gas f/p & french doors to private fenced yard. Formal dining rm & living rm w/ vaulted ceilings, engineered hardwood throughout. Additional bdrm/office on main & new 2pc powder w/ travertine tile flooring. Upstairs 4 bdrms plus loft/work station. Master bdrm 18'5x14'7 w/ 7'7x7'5 w/i closet & new 3pc ensuite w/ heated tile floors. 5pc updated main bath w/ engineered stone counters & heated flooring. All new windows, doors, lights, switches, trim & heat recovery system. It's a 10!**



Presented by:  
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**Active**  
**R2112741**  
Board: V  
House/Single Family

**1120 CORNWALL DRIVE**

Port Coquitlam  
Lincoln Park PQ  
V3B 5X1

Residential Detached

**\$889,800** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$918,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size: <b>0.00</b>	Bathrooms:	<b>3</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>5,390.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RES 1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,515.87</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-299-426</b>
			Tour:

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

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

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

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

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

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

Legal: **PL NWP57438 LT 656 LD 36 SEC 6 TWP 40**

Amenities: **In Suite Laundry, Playground, Tennis Court(s)**

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

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

Finished Floor (Main):	<b>1,210</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>705</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Above	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,915 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>1,915 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>3</b>	7				
			8				

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

**A Rare opportunity awaits you here in this lovingly cared for, beautifully renovated 2 storey. Kitchen and eating area lead into formal dining & living rm w/vaulted ceilings. Oversized master bedroom with 3 piece en-suite. Professionally painted throughout. Main floor office just off of garage. Private and quiet backyard. Awesome street and great neighbors. Location is perfectly situated seconds from Evergreen Park with tennis courts, schools and bus stops, hiking and biking trails and shops of all kinds. Low maintenance home and yard. 2 fireplaces, one gas/one wood. Flexible dates. Try and pop by this Sunday Nov 27th 2-4 and view this lovely home.**



Presented by:  
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**Active**  
**R2119268**  
Board: V  
House/Single Family

**1410 PITT RIVER ROAD**

Port Coquitlam  
Mary Hill  
V3C 1N7

Residential Detached

**\$897,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>49.00</b>	Original Price: <b>\$897,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1971</b>
Depth / Size: <b>148</b>	Bathrooms:	<b>3</b>	Age: <b>45</b>
Lot Area (sq.ft.): <b>7,252.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,953.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>006-139-396</b>
			Tour:

View: **Yes: Golder Ears and Mt Baker**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

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

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

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

Legal: **PL NWP46951 LT 495 DL 232 LD 36**

Amenities: **In Suite Laundry, Swirlpool/Hot Tub, Workshop Detached**

Site Influences:

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Hot Tub Spa/Swirlpool, Pantry, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'0 x 10'0	Below	Laundry	6'0 x 7'0			x
Main	Eating Area	8'0 x 8'0	Below	Living Room	21'0 x 13'0			x
Main	Living Room	20'0 x 13'0	Below	Dining Room	9'0 x 6'0			x
Main	Pantry	2'0 x 6'0	Below	Bedroom	14'2 x 10'7			x
Main	Bedroom	13'0 x 7'0			x			x
Main	Bedroom	9'0 x 9'0			x			x
Main	Master Bedroom	15'6 x 13'6			x			x
Main	Laundry	5'0 x 5'0			x			x
Main	Foyer	7'0 x 11'6			x			
Below	Kitchen	14'0 x 6'0			x			

Finished Floor (Main):	<b>1,353</b>	# of Rooms:	<b>14</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>		Workshop/Shed: <b>10x19</b>
Finished Floor (Basement):	<b>1,008</b>	Suite: <b>Licensed Suite</b>		3	<b>Below</b>	<b>3</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,361 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>		6					
Grand Total:	<b>2,361 sq. ft.</b>			7					
				8					

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

**A beautifully maintained home, with a licensed revenue suite. A new roof (2 years) a covered gas bbq and a hot tub on back deck, views of Golden Ears from living room, lovely gardens and a small studio building in backyard. An awesome opportunity for Investor or a great home to live in. Close to parks, shopping, schools and rec centre. Must be seen to appreciate all this house has to offer. OPEN HOUSE SATURDAY NOV. 26th 12-2:30**





Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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nikkic@remax.net



**Active**  
**R2123490**

Board: V  
House/Single Family

**2063 SASKATCHEWAN AVENUE**

Port Coquitlam  
Citadel PQ  
V3C 5G1

Residential Detached

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



Sold Date: Frontage (feet): **0.00** Original Price: **\$898,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**  
Depth / Size: Bathrooms: **3** Age: **29**  
Lot Area (sq.ft.): **4,645.00** Full Baths: **3** Zoning: **RS2**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,609.57**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **003-889-653**  
Tour:  
  
View: **No :**  
Complex / Subdiv: **CITADEL PLACE**  
Services Connected: **Electricity, Natural Gas, Water**

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

Reno. Year: **2009**  
R.I. Plumbing:  
R.I. Fireplaces:

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

Legal: **PL 71468 LT 20 DL 232 LD 36**

Amenities: **Shared Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Bsmt	Kitchen	10' x 9'			x
Main	Dining Room	10' x 8'	Bsmt	Bedroom	15' x 8'			x
Main	Kitchen	10' x 7'			x			x
Main	Eating Area	10' x 5'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Walk-In Closet	6' x 4'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Foyer	14' x 7'			x			
Bsmt	Living Room	15' x 13'			x			

Finished Floor (Main):	<b>1,274</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>915</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>4</b>	<b>Yes</b>		Pool:
Finished Floor (Total):	<b>2,189 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>2,189 sq. ft.</b>	Basement: <b>Fully Finished, Part, Separate Entry</b>		6					
				7					
				8					

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

**CITADEL PLACE!** Home is clean & well maintained by longtime owner with many renovations (roof, HW tank, suite down, kitchens, bathrooms, flooring, light fixtures, paint, landscaping) over the years. Up has 3 bedrooms, 2 full 4 piece bathrooms, slate feature wall with wood burning F/P in living room + access to south facing balcony, large kitchen + eating area + access to private covered sundeck. Down has separate entrance, living room, kitchen, bedroom & full 4 piece bathroom. Double garage has access to both up & down living areas + shared laundry. Convenient location, quiet street, good neighbourhood! Easy access to schools, parks, downtown PoCo, West Coast Express Station, Mary Hill Bypass, Port Mann Bridge and Vancouver.



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**Active**  
**R2090260**  
Board: V  
House/Single Family

**790 PRAIRIE AVENUE**

Port Coquitlam  
Riverwood  
V3B 1S1

Residential Detached

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

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$899,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1963**  
Depth / Size: **122** Bathrooms: **2** Age: **53**  
Lot Area (sq.ft.): **7,808.00** Full Baths: **2** Zoning: **RES**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,093.70**  
Rear Yard Exp: **South** For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-147-319**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **8** Covered Parking: **0** Parking Access: **Front, Lane**  
Parking: **Other**

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

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

Legal: **PL NWP2102 LT C BLK A LD 36 SEC 6 TWP 40**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Storage Shed, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'			x			x
Main	Dining Room	14' x 8'			x			x
Main	Kitchen	15' x 12'			x			x
Main	Master Bedroom	13'4 x 11'6			x			x
Main	Bedroom	11'6 x 10'8			x			x
Below	Recreation	22' x 14'			x			x
Below	Master Bedroom	22' x 16'			x			x
Below	Laundry	10' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main): **1,080**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,040**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,120 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,120 sq. ft.**

# of Rooms: **8**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Full**

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

Outbuildings  
Barn:  
Workshop/Shed: **14'X14'**  
Pool:  
Garage Sz:  
Door Height:

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

**GREAT LOCATION!** Central Port Coquitlam easy walk to popular Parks, Pitt River Dyke, Recreation Centre, All levels of Schools, Transportation, Golf Course and Shopping. Pride of ownership solidly built quality home renovated in 2014 with attractive custom features: Hardwood Flooring thru out full Living Area, Stone Fireplace, and functional plan great for Family Living, 2 Bedrooms up, 2 Bathrooms, spacious cozy Family Room in the Basement, with large rec room and master suite Gorgeous Kitchen/eating area opens to the beautiful Sundeck and Backyard/ Air Conditioning as well. All Plumbing and Electrical done in basement as well. This home is a must see!!! Please call for private showings.



Presented by:  
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**Active**  
**R2122420**  
Board: V  
House/Single Family

**1617 STELLA PLACE**

Port Coquitlam  
Mary Hill  
V3C 2R4

Residential Detached

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



Sold Date:	Frontage (feet):	<b>30.00</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1966</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>50</b>
Lot Area (sq.ft.): <b>10,198.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SINGLE</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,949.50</b>
Rear Yard Exp: <b>Northwest</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>009-048-146</b>
			Tour:

View: **Yes: MT BAKER, GREENERY**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

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

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

Legal: **PL NWP29298 LT 371 DL 342 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'1 x 13'8			x			x
Main	Dining Room	9'6 x 10'6			x			x
Main	Kitchen	14' x 10'2			x			x
Main	Master Bedroom	12'11 x 10'2			x			x
Main	Bedroom	14'3 x 8'7			x			x
Main	Bedroom	13'7 x 9'6			x			x
Below	Recreation	21' x 13'6			x			x
Below	Bedroom	15' x 10'3			x			x
Below	Laundry	5' x 6'2			x			
		x			x			

Finished Floor (Main):	<b>1,285</b>	# of Rooms:	<b>9</b>	Bath		Floor		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>			Barn:
Finished Floor (Below):	<b>744</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>			Pool:
Finished Floor (Total):	<b>2,029 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5						Door Height:
Grand Total:	<b>2,029 sq. ft.</b>	Basement: <b>Fully Finished</b>		6						
				7						
				8						

Listing Broker(s): **Rennie & Associates Realty**

**Rennie & Associates Realty**

**An incredibly redone and well kept family home in a quiet Mary Hill Cul-de-Sac. Over 10,000 square foot lot with an incredible back area protected by beautiful trees for your privacy. Great street appeal in the front yard with an attached dble garage and parking for an addition 5-6 Cars and an RV. This property is incredible. The house had been tastefully remodeled in roughly 2012 with an open concept main living space. 3 bed / 1.5 bath up and downstairs has a newly redone rec room, 4th bedroom and 3 piece bath with separate entry. The perfect hobby cave, inlaw space or teenager getaway. Vinyl Windows, Hardie Board exterior, butcher block counters, S/S appliances and more inside. A worry free home, perfect for kids or hobby. Open Sunday 27th 2-4pm**



Presented by:  
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**Active**  
**R2106841**  
Board: V  
House/Single Family

**3353 FOREST GROVE PLACE**

Port Coquitlam  
Lincoln Park PQ  
V3B 5Z4

Residential Detached

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

(SP)



Sold Date: Frontage (feet): **47.74** Original Price: **\$899,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**  
Depth / Size: Bathrooms: **3** Age: **35**  
Lot Area (sq.ft.): **5,692.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,483.47**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **000-689-882**  
Tour: **Virtual Tour URL**

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

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

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

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

Legal: **LOT 752 SECTION 6 TOWNSHIP 40 NEW WESTMINSTER DISTRICT PLAN 59612**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'3			x			x
Main	Dining Room	12'6 x 10'1			x			x
Main	Kitchen	18'7 x 8'5			x			x
Above	Master Bedroom	13'8 x 11'11			x			x
Above	Bedroom	12'1 x 9'11			x			x
Above	Bedroom	10'11 x 10'0			x			x
Above	Walk-In Closet	7'11 x 5'7			x			x
Below	Family Room	20'2 x 13'8			x			x
Below	Laundry	10'3 x 6'11			x			x
		x			x			

Finished Floor (Main): **742**  
Finished Floor (Above): **679**  
Finished Floor (Below): **451**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,872 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **1,872 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Part**

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

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

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

**GREAT LOCATION in Lincoln Park. Walking distance to trails. First time listed, the property is on a QUIET CUL-DE-SAC and is a 3 level split Home with 3 bedrooms and 3 baths, perfect for a family. Large living room, perfect for entertaining. Cozy Formal dining room Both L/R and D/R have vaulted ceilings. Nice sized Kitchen which has been updated through the years with Maple cabinets, granite counters. Gather in the family room for family movie night. Sliders lead to your back yard which has a large covered 21' x 11'5 Deck and a covered Patio. Upstairs boasts 3 bedrooms, Master with large WICLO & 4 pc ensuite. Schools and shopping nearby. A fantastic place to call home where the kids can play & ride bikes on the street.**





Presented by:  
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**Active**  
**R2117592**

Board: V  
House/Single Family

**3564 GRAHAM STREET**

Port Coquitlam  
Woodland Acres PQ  
V3B 5L8

Residential Detached

**\$899,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>54.00</b>	Original Price: <b>\$899,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1976</b>
Depth / Size: <b>100.00</b>	Bathrooms:	<b>3</b>	Age: <b>40</b>
Lot Area (sq.ft.): <b>5,400.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS4</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,023.76</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-146-409</b>
			Tour:

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

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

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

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

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

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

Legal: **PL NWP50748 LT 265 DL 465 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 16'	Below	Laundry	7' x 6'			x
Main	Dining Room	12' x 11'			x			x
Main	Kitchen	10' x 17'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Bedroom	9' x 11'			x			x
Below	Foyer	6' x 8'			x			x
Below	Family Room	21' x 16'			x			x
Below	Bedroom	16' x 12'			x			
Below	Other	12' x 6'			x			

Finished Floor (Main):	<b>1,200</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,040</b>	# of Levels: <b>2</b>	2	Main	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Below	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,240 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,240 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **Ascent Real Estate Mgmt Corp.**

**Great home. Perfect location. Park-like setting, still only a short walk to Coquitlam Centre, West Coast Express and new Skytrain Stations. Shopping, recreation, education and entertainment are all within walking distance. This home is move in ready. Recently updated with new roof, paint in and out, deck and aluminum railing, hot water tank, carpeting, tile and vinyl flooring, some new windows, new main bathroom, washer and dryer. Three good size bedrooms and 1 and 1/2 bathroom on the upper floor. In-law/nanny basement suite with kitchenette can be easily a separate accommodation. The large garage will park two cars or provide room for a workshop and storage.**



Presented by:  
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**Active**  
**R2095297**

Board: V  
House/Single Family

**1525 ELINOR CRESCENT**

Port Coquitlam  
Mary Hill  
V3C 2Y3

Residential Detached

**\$908,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$908,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1978</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,620.07</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-096-046</b>
			Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

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

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

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

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

Legal: **PL NWP34319 LT 940 DL 341 LD 36**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 13'9			x			x
Main	Dining Room	13'7 x 7'9			x			x
Main	Kitchen	18'4 x 13'7			x			x
Above	Master Bedroom	19' x 17'2			x			x
Above	Bedroom	10'11 x 8'11			x			x
Above	Bedroom	12'8 x 7'6			x			x
Bsmt	Living Room	10' x 8'			x			x
Bsmt	Kitchen	9' x 11'			x			x
Bsmt	Bedroom	8' x 9'			x			
Bsmt	Bedroom	10' x 9'			x			

Finished Floor (Main):	<b>608</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>867</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>846</b>	Suite: <b>Unauthorized Suite</b>	3	Main	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,321 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,321 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

**Beautiful home on a quiet treelined street with panoramic mountain views. Convenient Mary Hill location, easy access to Highway No. 1. Move in ready with new bathrooms, high efficiency furnace, hot water system, windows, roof. Newly renovated basement has separate 2-bedroom suite for mortgage helper, separate laundry, renting \$950. Schools, parks close by. You don't want to miss.**



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**Active**  
**R2066892**  
Board: V  
House/Single Family

**2266 PITT RIVER ROAD**

Port Coquitlam  
Mary Hill  
V3C 1R6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>83.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1945</b>
Depth / Size: <b>90</b>	Bathrooms:	<b>2</b>	Age: <b>71</b>
Lot Area (sq.ft.): <b>7,040.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS4</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,601.22</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-464-859</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: MOUNTAIN**

Complex / Subdiv:

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

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Lane**  
Parking: **Carport; Single, Garage; Single**

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

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

Legal: **PL NWP21513 LT 10 DL 289 LD 36\*\*DBLE EXP MLS R2069259\*\***

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'	Bsmt	Bedroom	11' x 12'			x
Main	Dining Room	12' x 13'	Bsmt	Bedroom	8' x 11'			x
Main	Kitchen	13' x 8'			x			x
Main	Eating Area	12' x 8'			x			x
Main	Bedroom	14' x 11'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Laundry	12' x 10'			x			x
Bsmt	Living Room	13' x 18'			x			x
Bsmt	Kitchen	10' x 12'			x			
Bsmt	Bedroom	11' x 15'			x			

Finished Floor (Main):	<b>1,432</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,404</b>	# of Levels: <b>2</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,836 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>3</b> Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6				
Grand Total:	<b>2,836 sq. ft.</b>		7				
			8				

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

**3 bedroom home with 3 bedroom basement suite. Great location close to transit, shopping and all levels of schools. Can be subdivided now or in future.**



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**Active**  
**R2099039**

Board: V  
House/Single Family

**1958 MERCER AVENUE**

Port Coquitlam  
Lower Mary Hill  
V3C 4C8

Residential Detached

**\$924,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1978</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>10,250.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,572.48</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-807-324</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP45745 LT 376 DL 255 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	16'0 x 9'0			x			x
Above	Dining Room	9'0 x 9'5			x			x
Above	Living Room	16'0 x 15'0			x			x
Above	Bedroom	10'0 x 8'9			x			x
Above	Bedroom	10'0 x 10'0			x			x
Above	Master Bedroom	11'5 x 11'5			x			x
Below	Recreation	23'5 x 12'2			x			x
Below	Bedroom	11'1 x 9'0			x			x
Below	Laundry	13'0 x 10'1			x			x
		x			x			

Finished Floor (Main): **1,138**  
Finished Floor (Above): **0**  
Finished Floor (Below): **824**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,962 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,962 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Fully Finished**

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

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

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

**Perfect family home in sought after Lower Mary Hill! This gem is sitting on a HUGE 10,250 square foot lot with complete renovations inside and out! Features a brand new Kitchen, high end laminate flooring throughout, appliances, windows and more! Large living room with a beautiful fireplace. Easy Access to highway 1, Mary hill bypass, close to all levels of schools. Also comes with a shed in the back yard for your hobbies or to use as extra storage space. \*\*\* OPEN HOUSE SUNDAY NOVEMBER 6 - 2PM - 4PM \*\*\***





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**Active**  
**R2124154**  
Board: V  
House/Single Family

**3778 KILLARNEY STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 3G6

Residential Detached

**\$928,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>63.00</b>	Original Price: <b>\$928,888</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1967</b>
Depth / Size: <b>144</b>	Bathrooms:	<b>2</b>	Age: <b>49</b>
Lot Area (sq.ft.): <b>9,072.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,593.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>008-912-262</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP27672 LT 125 LD 36 SEC 7 TWP 40**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 20'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Kitchen	9' x 11'			x			x
Main	Master Bedroom	11' x 13'			x			x
Main	Bedroom	9' x 12'			x			x
Main	Bedroom	8' x 10'			x			x
Below	Recreation	14' x 14'			x			x
Below	Bedroom	12' x 13'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,080</b>	# of Rooms:	<b>8</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>784</b>	# of Levels:	<b>2</b>	2		Bsmt	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,864 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Grand Total:	<b>1,864 sq. ft.</b>	Basement: <b>Fully Finished</b>		6					
				7					
				8					

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

**The perfect place to call home! This great house has 4 good sized bedrooms to fit the whole family, as well as a huge, fully fenced yard to enjoy. The basement is fully finished and has a beautiful covered patio to walk out to and is wired for a hot tub. The kitchen has great counter space and storage and opens out to a huge deck, that has a brand new roof so you can enjoy sitting out even on rainy days! Newer windows, upgraded wiring, plumbing and roof means that you can move in worry free. This home is super clean and cozy and just a short walk to amenities, including "The Christian Academy" private school. All of this, plus a great established, family neighbourhood are the reasons this is your new home! \*\*OPEN HOUSE SATURDAY NOV 19 1:00-3:00PM\*\***



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**Active**  
**R2111130**  
Board: V  
House/Single Family

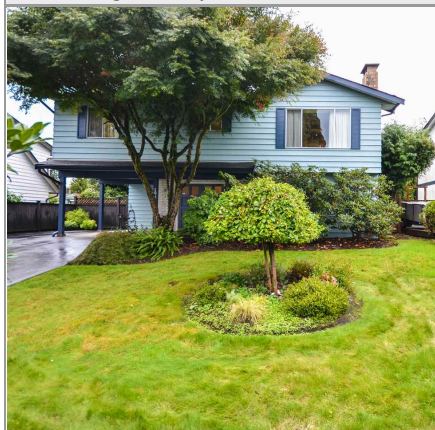
**1960 WADDELL AVENUE**

Port Coquitlam  
Lower Mary Hill  
V3C 4N9

Residential Detached

**\$936,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>56.30</b>	Original Price: <b>\$936,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1979</b>
Depth / Size: <b>100</b>	Bathrooms:	<b>3</b>	Age: <b>37</b>
Lot Area (sq.ft.): <b>5,632.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,266.54</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-370-175</b>
			Tour:

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

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Carport; Single, RV Parking Avail.**

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

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

Legal: **PL NWP55551 LT 253 DL 255 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 17'9	Below	Laundry	13' x 12'11			x
Main	Dining Room	10'8 x 10'7	Below	Foyer	7'2 x 5'8			x
Main	Kitchen	10'8 x 10'9			x			x
Main	Eating Area	8'2 x 5'6			x			x
Main	Master Bedroom	12'11 x 14'4			x			x
Main	Bedroom	9'2 x 11'3			x			x
Main	Bedroom	9'1 x 10'3			x			x
Main	Walk-In Closet	4'7 x 6'5			x			x
Below	Recreation	14'7 x 27'3			x			
Below	Bedroom	9'7 x 10'2			x			

Finished Floor (Main): **1,258**  
Finished Floor (Above): **0**  
Finished Floor (Below): **896**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,154 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,154 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **Other**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Full, Separate Entry**

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

**Outbuildings**  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **11'8X17**  
Door Height:

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

**This gem of a home is situated on a 5632' manicured lot in Lower Mary Hill. Beautifully maintained 2,154' basement entry home on a quiet family street. The main floor has a formal living and dining room, kitchen with eating area, 3 bedrms & 2 baths. Master bedroom complete with a walk-in closet and a three piece ensuite. 21' x 13' deck off the kitchen with stairs to the backyard. Spacious lower level, rec rm/gas fp, 4th bed, bathrm, laundry rm, easy to suite/separate entry. Private south facing fenced back yard, covered patio, lg shed. Newer appliances, carpet, roof/gutters, hot water tank. Carport + rv/boat parking + extra cars. Minutes to schools/park/transit/by-pass. You won't be disappointed in this home or neighborhood.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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nikkic@remax.net



**Active**  
**R2098837**

Board: V  
House/Single Family

**2427 BENNIE PLACE**

Port Coquitlam  
Riverwood  
V3B 7M6

Residential Detached

**\$948,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>40.00</b>	Original Price: <b>\$948,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1986</b>
Depth / Size: <b>103.5</b>	Bathrooms:	<b>3</b>	Age: <b>30</b>
Lot Area (sq.ft.): <b>4,140.00</b>	Full Baths:	<b>3</b>	Zoning: <b>SF</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,428.00</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-520-652</b>
			Tour:

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

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

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

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

Legal: **PL NWP69316 LT 18 BLK 6N LD 36 SEC 6 RNG 1E**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'5	Below	Laundry	8' x 6'9			x
Main	Dining Room	13'5 x 9'5	Below	Bedroom	9'5 x 9'			x
Main	Kitchen	10'5 x 8'5	Below	Bedroom	8' x 7'			x
Main	Eating Area	8' x 5'			x			x
Main	Master Bedroom	12'5 x 11'5			x			x
Main	Bedroom	11'5 x 8'			x			x
Main	Bedroom	11' x 9'			x			x
Below	Living Room	15'9 x 9'			x			x
Below	Kitchen	6'5 x 5'5			x			
Below	Eating Area	7'10 x 7'5			x			

Finished Floor (Main):	<b>1,156</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>825</b>	# of Levels: <b>2</b>	2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,981 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total:	<b>1,981 sq. ft.</b>	Basement: <b>Full</b>	6				
		Beds not in Basement: <b>5</b>	7				
			8				

Listing Broker(s): **List Assist Realty Ltd.**

**Everything Brand New, All appliances never been used with 2 bdrm basement suite. Riverwood Gate Family Home which just completed quality renovation. New Kitchens, Brand new bathrooms, new furnace, new hot water tank, new air conditioner, new 2 sets washer and dryer, new flooring, new doors, new stainless steel appliances, new laminate flooring, new doors, crown molding. Like a brand new house. This home is 5 bed rooms 2 bathrooms with a separated 2 bed room suit with separated washer dryer. Walking distance to elementary and high school and shopping. Situated in quiet family neighbourhood. Like buying a new house.**



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**Active**  
**R2114201**

Board: V  
House/Single Family

**1867 JACANA AVENUE**

Port Coquitlam  
Citadel PQ  
V3C 5Y4

Residential Detached

**\$949,800** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size: **0**  
Lot Area (sq.ft.): **5,395.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?: **No**

Frontage (feet): **0.00**  
Bedrooms: **5**  
Bathrooms: **3**  
Full Baths: **3**  
Half Baths: **0**

Original Price: **\$949,800**  
Approx. Year Built: **1989**  
Age: **27**  
Zoning: **RES**  
Gross Taxes: **\$3,921.10**  
For Tax Year: **2016**  
Tax Inc. Utilities?: **No**  
P.I.D.: **013-698-907**  
Tour: **Virtual Tour URL**

View: :  
Complex / Subdiv:

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

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

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, RV Parking Avail.**

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

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

Legal: **PL NWP81235 LT 24 DL 232 LD 36**

Amenities: **Storage**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'10 x 13'6	Bsmt	Bedroom	12'1 x 12'0			x
Main	Dining Room	14'8 x 10'0	Bsmt	Recreation	19'3 x 12'1			x
Main	Kitchen	15'10 x 12'10	Bsmt	Laundry	7'0 x 6'3			x
Main	Family Room	15'5 x 10'9	Bsmt	Foyer	12'1 x 6'0			x
Main	Master Bedroom	14'0 x 12'1	Bsmt	Dining Room	8'5 x 5'7			x
Main	Bedroom	11'0 x 9'0			x			x
Main	Bedroom	9'3 x 12'1			x			x
Bsmt	Living Room	18'0 x 13'5			x			x
Bsmt	Kitchen	7'3 x 8'9			x			
Bsmt	Bedroom	12'1 x 9'8			x			

Finished Floor (Main): **1,529**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,286**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,815 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,815 sq. ft.**

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

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

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

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

**Your search stops here! This well maintained, 2 level family home is your place to hang your heart. Above offers you a great layout with 3 Bedrooms, 2 baths, 3 skylights, hardwood floors, Large living & Dining room that flows into the kitchen and Family room. Gas fireplace in the living room & family room. Features include a deck in the front for your enjoying your morning coffee & another large entertaining deck off the back, a family room that is party covered & facing a Green Space. Below has a recreation room and a guest bedroom. Bonus!! A helper for you - 1 Bedroom suite (own W/D) with a long term tenant that would like to stay! Move in ready.**





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**Active**  
**R2116078**

Board: V  
House/Single Family

**1953 EUREKA AVENUE**

Port Coquitlam  
Citadel PQ  
V3C 5P6

Residential Detached

**\$949,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$949,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1988</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>28</b>
Lot Area (sq.ft.): <b>6,787.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,748.19</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>007-402-988</b>
			Tour: <b>Virtual Tour URL</b>

View: :

Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP74427 LT 9 DL 232 LD 36**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Storage Shed, Vacuum Blt. In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Dining Room	12' x 9'6"			x			x
Main	Kitchen	12' x 9'			x			x
Main	Nook	11' x 7'			x			x
Main	Family Room	15' x 15'			x			x
Main	Laundry	8' x 7'			x			x
Above	Master Bedroom	16' x 11'6"			x			x
Above	Bedroom	14' x 10'			x			x
Above	Bedroom	11' x 10'			x			
Above	Games Room	20' x 12'			x			

Finished Floor (Main):	<b>1,085</b>	# of Rooms:	<b>10</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,035</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed: <b>8 X 10</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,120 sq. ft.</b>	Crawl/Bsmt. Height:	<b>3'</b>	4					Garage Sz: <b>19 X 19</b>
		Beds in Basement:	<b>0</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement:	<b>Crawl</b>	6					
Grand Total:	<b>2,120 sq. ft.</b>			7					
				8					

Listing Broker(s): **Royal LePage-Brookside Realty**

**Royal LePage-Brookside Realty**

**Harbour View area 2 storey that looks like new. Move in and enjoy all the upgrades that the sellers have done. Flooring, kitchen with loads of sliders for storage, newer Shelf Genie pull outs, upgraded appliances. Lots of decks for entertaining. All bathrooms upgraded. Come have a look and you'll want to stay. OPEN SUNDAY, OCTOBER 23, 2-4PM!**



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**Active**  
**R2105976**

Board: V  
House/Single Family

**1925 PRAIRIE AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1V5

Residential Detached

**\$951,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$951,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms:	<b>3</b>	Age: <b>21</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,933.00</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>012-546-763</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	<b>Sanitary Sewer, Water</b>		

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

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

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

Legal: **PL NWP2176 LT 11 DL 465 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5' x 13'5'	Below	Kitchen	13'5' x 8'			x
Main	Dining Room	10'5' x 9'5'	Below	Master Bedroom	21' x 10'5'			x
Main	Kitchen	10'5' x 10'	Below	Bedroom	11' x 9'5'			x
Main	Nook	7' x 10'	Below	Bedroom	9' x 9'5'			x
Main	Family Room	11' x 15'5'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 9'5'			x			x
Below	Living Room	13'5' x 8'			x			

Finished Floor (Main): **1,570**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,100**  
Finished Floor (Total): **2,670 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,670 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **7**  
Basement: **Fully Finished, Separate Entry**

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

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

Listing Broker(s): **Magsen Realty Inc.**

**Amazing 7 bedroom house in sort after area of Port Coquitlam. Close to schools, shopping and easy access to highway 1. It is located on a central location and features 4 good sized bedrooms upstairs and 2 bedroom suite and extra bedroom for upstairs's use downstairs. Living room has large open-floor plan and has laminate flooring throughout upstairs. Ideal home for a growing family/investors and won't last long. Downstairs boasts a mortgage helper and currently rented for \$1200/month. Hurry and view today before it's gone. Open House Saturday Nov 5th 2-4 pm.**



Presented by:  
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**Active**  
**R2087760**

Board: V  
House/Single Family

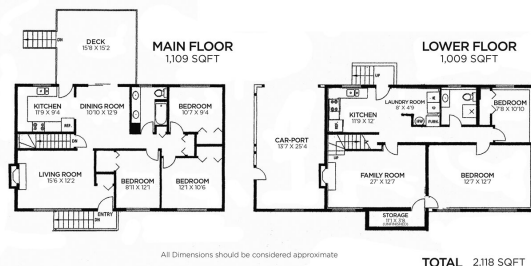
**3260 OXFORD STREET**

Port Coquitlam  
Glenwood PQ  
V3B 4C7

Residential Detached

**\$958,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,199,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1976**  
Depth / Size: \_\_\_\_\_ Bathrooms: **2** Age: **40**  
Lot Area (sq.ft.): **9,376.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$3,364.32**  
Rear Yard Exp: **East** For Tax Year: **2015**  
Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **Yes** P.I.D.: **010-501-886**  
Tour: \_\_\_\_\_

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

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Electric, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Fibreglass**

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

Total Parking: **8** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport; Single, Open, RV Parking Avail.**

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

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

Legal: **PL NWP19405 LT 43 DL 479 LD 36**

Amenities: \_\_\_\_\_

Site Influences: **Lane Access**

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

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

Finished Floor (Main): <b>1,109</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>959</b>	# of Levels: <b>2</b>	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>2,068 sq. ft.</b>	Crawl/Bsmt. Height: _____	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total: <b>2,068 sq. ft.</b>	Basement: <b>Crawl, Fully Finished, Separate Entry</b>	6				
		7				
		8				

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

**Price reduced! Developers & investors alert!! Rare 9,376 sf multiple house zoning in the prime Glenwood area please check with Port Coq city hall for detail ed info. Renovated 5 bedroom bungalow on 9,376 sq ft elevated lot with lane access in prime Northside location. Main floor has newer countertops, sink, faucet and new carpets throughout and freshly painted. Step out easy facing deck from a large living room. Basement fully finished by adding one more bedroom, new kitchen, new laundry room. Basement has a separate entry with burning fireplace and cold storage. Brand new roof and newer furnace. A must see property.**



Presented by:  
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**Active**  
**R2123446**  
Board: V  
House/Single Family

**1180 LYNWOOD AVENUE**

Port Coquitlam  
Oxford Heights  
V3B 6S3

Residential Detached

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



Sold Date: Frontage (feet): **52.00** Original Price: **\$968,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**  
Depth / Size: **103.5** Bathrooms: **3** Age: **28**  
Lot Area (sq.ft.): **5,382.00** Full Baths: **3** Zoning: **RES**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,737.42**  
Rear Yard Exp: **South** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-060-821**  
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Gas - Natural, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **PL NWP77115 LT 2 LD 36 SEC 7 TWP 40**

Amenities:

Site Influences: **Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 19'	Above	Bedroom	10' x 11'			x
Main	Kitchen	10' x 16'	Above	Bedroom	13' x 16'			x
Main	Bedroom	10' x 12'	Above	Master Bedroom	14' x 16'			x
Main	Bedroom	10' x 17'						x
Main	Laundry	7' x 10'						x
Main	Other	12' x 16'						x
Above	Living Room	14' x 17'						x
Above	Dining Room	10' x 14'						x
Above	Kitchen	10' x 12'						x
Above	Nook	7' x 10'						x

Finished Floor (Main):	<b>1,050</b>	# of Rooms:	<b>13</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,496</b>	# of Kitchens:	<b>2</b>	1		Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3		Above	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,546 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5					Door Height:
Grand Total:	<b>2,546 sq. ft.</b>	Basement: <b>None</b>		6					
				7					
				8					

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

**Very private and well maintained home nestled in the foothills of Burke Mountain. Central to all amenities including 5 min drive park, shopping, golf course, rec centre, hiking and restaurants. This lovely home has it all and more. 5 bedrooms and 3 baths. 3 BR, 2 baths up and 2 BR down with south facing private backyard. Separate entrance for mortgage helper 2 BR, 1 bath. The first owner still lives at this German built lovely home for over 26 years in this very quiet and nice neighborhood. Enjoy your living here for the decades to come. Wow! Open House Sat & Sunday November 26th & 27th 1-4 pm.**





Presented by:  
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**Active**  
**R2106111**  
Board: V  
House/Single Family

**3368 LIVERPOOL STREET**

Port Coquitlam  
Glenwood PQ  
V3B 3V8

Residential Detached

**\$969,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>58.00</b>	Original Price: <b>\$969,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1964</b>
Depth / Size: <b>120.0</b>	Bathrooms:	<b>2</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>6,960.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,382.43</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-151-103</b>
			Tour:

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

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

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

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

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

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

Legal: **PL NWP21572 LT 143 DL 479 LD 36**

Amenities:

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'4			x			x
Main	Dining Room	11' x 10'3			x			x
Main	Kitchen	11'9 x 10'9			x			x
Main	Master Bedroom	10'6 x 13'			x			x
Main	Bedroom	9'2 x 10'10			x			x
Main	Bedroom	9'11 x 9'			x			x
Below	Recreation	17'6 x 12'5			x			x
Below	Bedroom	11'5 x 8'2			x			x
Below	Family Room	13' x 17'7			x			
Below	Flex Room	10' x 11'			x			

Finished Floor (Main): **1,075**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,075**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,150 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,150 sq. ft.**

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

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

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

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

**Macdonald Realty (Surrey/152)**

**Measurements are approximate. Buyer to verify. Contact listing realtor for more details.**



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**Active**  
**R2107401**  
Board: V  
House/Single Family

**3380 LIVERPOOL STREET**

Port Coquitlam  
Glenwood PQ  
V3B 3V8

Residential Detached

**\$969,900** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$969,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1960</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>56</b>
Lot Area (sq.ft.): <b>6,960.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,373.81</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-813-751</b>
			Tour:

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

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

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front, Lane**  
Parking: **Add. Parking Avail., RV Parking Avail., Visitor Parking**

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

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

Legal: **PL NWP21572 LT 144 BLK 3 DL 479 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'5 x 12'4	Below	Family Room	17'5 x 10'11			x
Main	Dining Room	9'2 x 11'4	Below	Kitchen	9'11 x 10'11			x
Main	Kitchen	11'2 x 10'7			x			x
Main	Master Bedroom	10'7 x 11'2			x			x
Main	Bedroom	11' x 9'9			x			x
Main	Bedroom	9'3 x 9'4			x			x
Below	Bedroom	9'11 x 9'10			x			x
Below	Bedroom	11'1 x 11'2			x			x
Below	Bedroom	11'9 x 7'6			x			
Below	Laundry	10'4 x 8'0			x			

Finished Floor (Main): **1,057**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **952**  
Finished Floor (Total): **2,009 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,009 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Fully Finished, Partly Finished, Separate Entry**

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

**Outbuildings**  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **18' X 25'**  
Door Height:

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

**Macdonald Realty (Surrey/152)**

**Measurements are approximate. Buyer to verify. Contact listing realtor for more details.**



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**Active**  
**R2079112**  
Board: V  
House/Single Family

**1948 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E8

Residential Detached

**\$980,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$980,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>123</b>	Bathrooms:	<b>3</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>6,150.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RES</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,776.28</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-895-958</b>
			Tour:

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

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2005**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Open**  
  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **Yes: ALL HANDICAPPED LIFT, BARS, RAMPS FOR**  
Floor Finish:

Legal: **PL NWP14899 LT 6 BLK 34 DL 464 LD 36**

Amenities: **Wheelchair Access**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10'6 x 11'6			x			x
Main	Living Room	24' x 12'			x			x
Main	Den	11'6 x 11'			x			x
Main	Family Room	12'6 x 19'6			x			x
Main	Kitchen	10'6 x 9'6			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,978</b>	# of Rooms:	<b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed: <b>16'X14'</b>
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	Main	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,978 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>1,978 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

Listing Broker(s): **Evergreen West Realty**

**Big "L" shaped rancher. Totally renovated into 4 large bedrooms for wheel chair accessibility. In area of high density development. Walk to all shops, supermarket, restaurants + transportation + schools. Buyer to verify all room measurements if important. Back lane access as well. Long term tenant wants to stay. Open house July 23rd Sat 1-3pm. Come ready with your offers. All offers considered.**



Presented by:  
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**Active**  
**R2122495**  
Board: V  
House/Single Family

**3537 STEVENSON STREET**  
Port Coquitlam  
Woodland Acres PQ  
V3B 4M5

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



Sold Date: Frontage (feet): **0.00** Original Price: **\$988,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1967**  
Depth / Size: Bathrooms: **3** Age: **49**  
Lot Area (sq.ft.): **8,461.00** Full Baths: **2** Zoning: **RS4**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,331.73**  
Rear Yard Exp: **West** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-664-739**  
Tour: **Virtual Tour URL**

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

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **1** R.I. Plumbing:  
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

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

Legal: **PL NWP60870 LT 265 DL 4 LD 36 TWP 39**

Amenities: **None**

Site Influences: **Central Location**  
Features: **Windows - Storm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 14'9	Below	Flex Room	11'5 x 9'3			x
Main	Dining Room	14'6 x 13'9			x			x
Main	Kitchen	11'11 x 11'8			x			x
Main	Eating Area	8'7 x 6'8			x			x
Above	Master Bedroom	13'7 x 13'6			x			x
Above	Bedroom	13'7 x 10'3			x			x
Above	Bedroom	12'10 x 10'			x			x
Above	Bedroom	10'3 x 8'11			x			x
Below	Recreation	29'1 x 13'8			x			
Below	Foyer	7'5 x 6'10			x			

Finished Floor (Main):	<b>1,672</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>860</b>	# of Kitchens: <b>1</b>	1	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>2</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,532 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,532 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
			7				
			8				

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

**Crown jewel of the neighbourhood! Welcome to this warm, welcoming and well-kept spacious family home on this very expansive lot (8461 sq. ft.). Central location provides easy access to all amenities, including new Evergreen Skytrain. Home is located on a very quiet and peaceful street, ideal for family living. House features 4 good-sized bedrooms up, spacious family room down, eat-in kitchen, and open-plan living/dining room with gleaming hardwood floors. Truly an entertainers delight! Back yard also provides plenty of space for friends and family. A large attached double garage completes the package! Recent exterior paint makes this property a must see! Excellent holding property with future subdivision potential. Don't delay! First open house: Sat. Nov.19, 12pm-3pm**





Presented by:  
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**Active**  
**R2107369**

Board: V  
House/Single Family

**1550 FRASER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1M7

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Original Price: <b>\$1,188,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>1</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>8,052.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,027.47</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>013-710-320</b>
			Tour:

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
Parking: **Garage; Double, Open**

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

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

Legal: **PL NWP2294 LT J BLK 30 DL 466 LD 36**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	8' x 6'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 10'			x			x
Main	Nook	6' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,040</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			<b>4</b>							Pool:
Finished Floor (Total):	<b>1,040 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>		<b>6</b>							Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>			<b>7</b>							
Grand Total:	<b>1,040 sq. ft.</b>				<b>8</b>							

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

**2 Bdrm Rancher on Crawl Space. Huge double garage plus workshop 30'x24'.Crawl Space under main floor/house. Level lot/ South Rear Yard.**



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**Active**  
**R2103987**

Board: V  
House/Single Family

**1272 AMAZON DRIVE**

Port Coquitlam  
Riverwood  
V3B 7Y9

Residential Detached

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

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **4,327.00**  
Flood Plain:  
Rear Yard Exp:  
Approval Req?:  
If new, GST/HST inc?:

Frontage (feet): **0.00**  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**

Original Price: **\$988,000**  
Approx. Year Built: **2001**  
Age: **15**  
Zoning: **RES**  
Gross Taxes: **\$3,964.33**  
For Tax Year: **2016**  
Tax Inc. Utilities?:  
P.I.D.: **023-593-288**  
Tour:

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

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

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

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

Legal: **PL LMP30649 LT 29 BLK 6N LD 36 SEC 6 RNG 1E**

Amenities:  
Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security System, Storage Shed,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Above	Other	9' x 8'4'			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	13'6' x 7'3'			x			x
Main	Eating Area	11'6' x 8'			x			x
Main	Family Room	13'5' x 12'			x			x
Main	Laundry	6'4' x 7'			x			x
Above	Master Bedroom	15'4' x 10'			x			x
Above	Bedroom	13'8' x 12'			x			x
Above	Bedroom	10' x 10'			x			
Above	Walk-In Closet	6'2' x 7'			x			

Finished Floor (Main): **998**  
Finished Floor (Above): **951**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,949 sq. ft.**  
  
Unfinished Floor: **100**  
Grand Total: **2,049 sq. ft.**

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

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

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

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

**Excellent location for family home with Costco and Terry fox Secondary in minutes close by, with nice neighborhood around. Open 2 storey foyer & living room. Very well kept and maintained clean home. Outside newly painted and the garden has been updated. 3 large bedrooms upstairs and another den in main which can be used as a fourth bedroom. Crown mouldings, chair rail, deluxe maple kitchen with island, air conditioned, alarm & fixtures upgraded. Must check!!! 24 HR showing notice is required.**



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**Active**  
**R2114906**  
Board: V  
House/Single Family

**3265 OXFORD STREET**

Port Coquitlam  
Glenwood PQ  
V3B 4C6

Residential Detached

**\$988,888** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$988,888</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>6</b>	Approx. Year Built: <b>1978</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>38</b>
Lot Area (sq.ft.): <b>7,596.00</b>	Full Baths:	<b>2</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,580.13</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>012-546-712</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

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

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

Total Parking: **3** Covered Parking: **0** Parking Access:  
Parking: **Open, RV Parking Avail.**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile**

Legal: **PL NWP2176 LT 9 DL 465 LD 36**

Amenities:

Site Influences:  
Features:

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

Finished Floor (Main):	<b>1,050</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,050</b>	# of Levels: <b>2</b>	2	Below	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Licensed Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,100 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>6</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,100 sq. ft.</b>		7				
			8				

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

**Tastefully renovated 6 bed family home with legal suit. Great central location minutes to skytrain. Big backyard w/ Hot tub. Property is also a great Investment /holding property for future development. Zoning allows for town home development. Easy to show, early possession possible.**



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**Active**  
**R2106428**  
Board: V  
House/Single Family

**1648 DORSET AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1Z9

Residential Detached

**\$989,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>120.00</b>	Original Price: <b>\$989,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1964</b>
Depth / Size: <b>59</b>	Bathrooms:	<b>1</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>7,067.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS 1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,388.95</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-485-252</b>
			Tour:

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

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

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Carport; Single**  
Dist. to Public Transit: **3 BLKS** Dist. to School Bus: **4 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **PL NWP21572 LT 145 DL 479 LD 36**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 16'			x			x
Main	Dining Room	9' x 10'			x			x
Main	Kitchen	10' x 12'			x			x
Main	Master Bedroom	10' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Recreation	12' x 16'			x			x
Below	Bedroom	10' x 10'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>1,100</b>	# of Rooms:	<b>8</b>	Bath		Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>1,100</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>2,200 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5								Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Partly Finished</b>		6								
Grand Total:	<b>2,200 sq. ft.</b>			7								
				8								

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

**LAND ASSEMBLY. Value is ENTIRELY in the land. May be sold with 3368 & 3380 Liverpool St. OCP indicates 4 story apt..**





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**Active**  
**R2077638**

Board: V  
House/Single Family

**3066 SKEENA STREET**

Port Coquitlam  
Riverwood  
V3B 7N8

Residential Detached

**\$989,898** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$989,898**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1993**  
Depth / Size: **0** Bathrooms: **3** Age: **23**  
Lot Area (sq.ft.): **5,274.00** Full Baths: **2** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,822.30**  
Rear Yard Exp: For Tax Year: **2015**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **017-965-870**  
Tour:  
View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

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

Legal: **PL LMP6010 LT 58 LD 36 SEC 6 TWP 40 \*\*TR 07/18/16\*\***

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7' x 13'	Above	Bedroom	10'7' x 10'5'			x
Main	Kitchen	12'2' x 13'2'	Main	Foyer	5'3' x 7'6'			x
Main	Dining Room	12'7' x 10'			x			x
Main	Eating Area	11' x 6'			x			x
Main	Family Room	14' x 14'			x			x
Main	Laundry	10' x 6'			x			x
Above	Master Bedroom	25'6' x 13'			x			x
Above	Walk-In Closet	6' x 5'2'			x			x
Above	Bedroom	11'5' x 10'			x			
Above	Bedroom	12' x 10'5'			x			

Finished Floor (Main): **1,123**  
Finished Floor (Above): **1,090**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,213 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,213 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **None**

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

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

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

**Nice 4 bedroom family home on bright corner lot in quiet area of Riverwood. High ceiling in Living room. Large, flat and fenced backyard for your children to play in. Walking distance to Blake burn Elementary School. Close to other elementary and high schools, shopping (Costco, Walmart, Home Depot, Save-on), restaurants and outdoor recreation (Cavernous Golf course, Pitt River, Minnesotan Park). Two blocks from Bus Stop (#37 Community Bus).**



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**Active**  
**R2114975**  
Board: V  
House/Single Family

**1551 COQUITLAM AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1H6

Residential Detached

**\$990,000** (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$990,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**  
Depth / Size: **122** Bathrooms: **3** Age: **27**  
Lot Area (sq.ft.): **4,026.00** Full Baths: **3** Zoning: **RS-1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,143.10**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **012-609-391**  
Tour:

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

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **No**  
# of Fireplaces: **1**  
Fireplace Fuel: **Electric**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **PL 2294 LT 28 BLK 29 DL 466 LD 36**

Amenities: **Garden**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'4	Below	Storage	8'10 x 6'			x
Main	Dining Room	10'6 x 10'	Below	Foyer	6' x 6'			x
Main	Kitchen	10'6 x 9'7			x			x
Main	Nook	9'8 x 9'6			x			x
Main	Master Bedroom	15'4 x 14'			x			x
Main	Bedroom	11'8 x 9'8			x			x
Main	Bedroom	11'8 x 9'4			x			x
Below	Bedroom	11'10 x 10'6			x			x
Below	Bedroom	10'6 x 9'4			x			
Below	Recreation	13' x 11'2			x			

Finished Floor (Main):	<b>1,187</b>	# of Rooms:	<b>12</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>		Barn:
Finished Floor (Below):	<b>813</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>3</b>	<b>Yes</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>		Pool:
Finished Floor (Total):	<b>2,000 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5					Door Height:
Grand Total:	<b>2,000 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>		6					
				7					
				8					

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

**Well cared for and decorated 2000 sf basement entry home. 3 bdrm, 2 baths up and 2 bdrm, 1 bath and a rec room down. Hardwood floor and staircase. New vinyl windows. 13 year roof. Double garage with paving stone drive way. Beautiful landscaping in front and back yards. Call for appointment to view.**



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**Active**  
**R2121317**  
Board: V  
House/Single Family

**2142 FRASER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1N8

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2002</b>
Depth / Size: <b>135.4</b>	Bathrooms:	<b>4</b>	Age: <b>14</b>
Lot Area (sq.ft.): <b>4,439.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS-1</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,915.37</b>
Rear Yard Exp:			For Tax Year: <b>2015</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>011-762-594</b>
			Tour:

View: **Yes: VIEW OF PARK**

Complex / Subdiv:

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

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

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

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

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

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

Legal: **PL NWP2599 LT 16 DL 464 LD 36 GR 1**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Garage Door Opener, Intercom, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'8	Below	Bedroom	11' x 13'			x
Main	Dining Room	11' x 10'	Below	Bedroom	11' x 13'			x
Main	Kitchen	9' x 8'6	Below	Bedroom	10' x 10'			x
Main	Family Room	14' x 11'			x			x
Main	Bedroom	11'6 x 9'			x			x
Main	Master Bedroom	14' x 13'			x			x
Main	Bedroom	10'7 x 10'6			x			x
Main	Bedroom	10'7 x 10'6			x			x
Below	Kitchen	10' x 13'			x			
Below	Living Room	10' x 12'			x			

Finished Floor (Main): **1,647**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,305**  
Finished Floor (Total): **2,952 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,952 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Legal Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **7**  
Basement: **Fully Finished, Part**

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

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

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

**Great Home for big family or investment. Beautiful 6 bedroom, 3 bathroom home in central Port Coquitlam. It has a fully finished 2 bedroom suite on first floor with separate entrance. Back yard and sun-deck facing green park and swimming pool. Great area, walk to public, private and public schools, parks, shops, transit and Coquitlam river. Open house: Nov 13 Sunday 2pm-4pm.**



Presented by:  
**Nikki Cvitanovic**

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



**Active**  
**R2118965**  
Board: V  
House/Single Family

**3590 INVERNESS STREET**

Port Coquitlam  
Lincoln Park PQ  
V3B 3B2

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,068,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1964</b>
Depth / Size:	Bathrooms: <b>2</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>8,088.00</b>	Full Baths: <b>2</b>	Zoning: <b>RS-2</b>
Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,675.76</b>
Rear Yard Exp:		For Tax Year: <b>2016</b>
Approval Req?:		Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>012-505-854</b>
		Tour:

View: :

Complex / Subdiv:

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

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carpport; Single, Visitor Parking**  
  
Dist. to Public Transit: Dist. to School Bus: **1**  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Other**

Legal: **PL NWP79899 LT B LD 36 SEC 6 TWP 40**

Amenities: **Garden**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'			x			x
Main	Dining Room	12'2 x 9'			x			x
Main	Kitchen	12' x 10'			x			x
Main	Bedroom	11' x 10'			x			x
Above	Master Bedroom	14' x 13'			x			x
Above	Bedroom	11'5 x 9'5			x			x
Above	Bedroom	9' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,149</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>1,021</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>3</b>	<b>No</b>		Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>2,170 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>		6					
Grand Total:	<b>2,170 sq. ft.</b>			7					
				8					

Listing Broker(s): **Royal First Realty**

**Two parcels of 44' x 91.8' Lots in Lincoln Park. Fantastic investment opportunity awaits. Wait and live in or rent out the existing home or build 2 homes in the new 2 (North/South) facing lots. This home is nestled at the corner of Inverness St and Patricia Ave. Walking distance to elementary schools and Evergreen Park & close to Carnoustie Golf Club. Call for more information. Do not miss this chance. Hurry up!**





Presented by:  
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**Active**  
**R2115804**  
Board: V  
House/Single Family

**2331 MARY HILL ROAD**

Port Coquitlam  
Central Pt Coquitlam  
V3C 3A6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1972</b>
Depth / Size: <b>0</b>	Bathrooms:	<b>1</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>0.01</b>	Full Baths:	<b>1</b>	Zoning: <b>RA1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,204.13</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-344-951</b>
			Tour:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Front, Lane**  
Parking: **Garage; Single**

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

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

Legal: **LOT O DL 289 GROUP 1 NWD PLAN 18010**

Amenities: **None**

Site Influences: **Central Location**

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

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

Finished Floor (Main):	<b>1,000</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,000 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Crawl</b>	6				
Grand Total:	<b>1,000 sq. ft.</b>	Beds not in Basement: <b>3</b>	7				
			8				

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

**Royal LePage West R.E.S.(PtCq)**

**Property Already Zoned RA1...Sold with 2327 & 2341 Mary Hill Rd...Site is 171 x 111 with lane access. Future City recreational facilities are planned nearby and transit within walking distance.**



Presented by:  
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**Active**  
**R2115831**  
Board: V  
House/Single Family

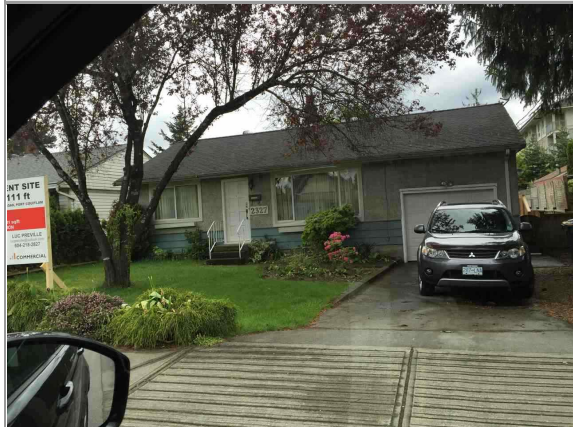
**2327 MARY HILL ROAD**

Port Coquitlam  
Central Pt Coquitlam  
V3C 3A6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>51.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1972</b>
Depth / Size: <b>111</b>	Bathrooms:	<b>1</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>5,686.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RA1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,890.76</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>010-556-028</b>
			Tour:

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

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s), Sundeck(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **LOT G DL 289 GROUP 1 NWD PLAN 19809**

Amenities: **None**

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 15'0			x			x
Main	Laundry	10'0 x 6'0			x			x
Main	Kitchen	10'0 x 13'0			x			x
Main	Master Bedroom	13'0 x 10'0			x			x
Main	Bedroom	12'0 x 10'0			x			x
Main	Bedroom	10'0 x 9'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,030</b>	# of Rooms:	<b>6</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,030 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>3</b>							Door Height:
Grand Total:	<b>1,030 sq. ft.</b>	Basement:	<b>Crawl</b>		<b>6</b>							
					<b>7</b>							
					<b>8</b>							

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

**Royal LePage West R.E.S.(PtCq)**

**Property Already Zoned RA1...Sold with 2331 & 2341 Mary Hill Rd...Site is 171 x 111 with lane access. Future City recreational facilities are planned nearby and transit within walking distance.**



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Phone: 778-926-6464  
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**Active**  
**R2118240**  
Board: V  
House/Single Family

**2341 MARY HILL ROAD**

Port Coquitlam  
Central Pt Coquitlam  
V3C 3A6

Residential Detached

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

(SP)



Sold Date:	Frontage (feet):	<b>61.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1972</b>
Depth / Size: <b>111</b>	Bathrooms:	<b>2</b>	Age: <b>44</b>
Lot Area (sq.ft.): <b>6,771.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RA1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,380.48</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>004-369-165</b>
			Tour:

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

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

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

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

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

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

Legal: **LOT P DL 289 GROUP 1 NWD PLAN 18010**

Amenities: **None**

Site Influences: **Central Location**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 15'0			x			x
Main	Dining Room	12'0 x 10'0			x			x
Main	Kitchen	10'0 x 10'0			x			x
Main	Master Bedroom	11'0 x 11'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Bedroom	10' x 9'0			x			x
Bsmt	Recreation	13'0 x 12'0			x			x
Bsmt	Bedroom	10'0 x 10'0			x			x
Bsmt	Laundry	8'0 x 8'0			x			
		x			x			

Finished Floor (Main):	<b>1,042</b>	# of Rooms:	<b>9</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Bsmt	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>753</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,795 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>3</b>	5					Door Height:
Grand Total:	<b>1,795 sq. ft.</b>	Basement: <b>Part</b>		6					
				7					
				8					

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

**Royal LePage West R.E.S.(PtCq)**

**Property Already Zoned RA1...Sold with 2327 & 2331 Mary Hill Rd...Site is 171 x 111 with lane access. Future City recreational facilities are planned nearby and transit within walking distance.**