



Presented by:
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Coquitlam, Summitt View

MLS# V1099132

Residential Detached

2544 TRILLIUM PL, V3E 2H6

Active



List Price: \$799,000 Previous Price: \$840,000
 Original Price: \$840,000

Complex/Subdiv: Summitt View

Frontage: Bedrooms: 5 PID: 000-622-478
 Depth/Size: Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 7,475 Full Baths: 3 Approx Yr Blt: 1985
 Rear Yard Exp: S Half Baths: 1 Age at List Date: 30
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,911 (2014)
 Flood Plain: Zoning: RES

View: Y - City and Mountains

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 blk
Type of Roof:	Fibreglass			Dist to School Bus:	12 blks
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Vinyl/Linoleum, Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner, Court Ordered Sale
Heat/Fuel:	Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	0	Property Disclosure:	N - Never Lived in home
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP68045 LT 743 LD 36 SEC 10 TWP 39 **TR 02-18-15**

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'	Below	Bedroom	16'4 X 13'			X
Main F.	Kitchen	20'6 X 17'4	Below	Bedroom	12'6 X 9'			X
Main F.	Eating Area	12' X 6'6	Below	Den	12' X 7'6			X
Main F.	Family Room	13' X 12'			X			X
Main F.	Laundry	11' X 7'6			X			X
Above	Master Bedroom	24'6 X 13'			X			X
Above	Walk-In Closet	7'6 X 6'11			X			X
Above	Bedroom	9'9 X 9'4			X			X
Above	Bedroom	9'8 X 9'5			X			
Below	Recreation Room	22'6 X 11'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,285
 Finished Floor Up SqFt: 800
 Finished Floor Down: 1,200
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,285

Total # Rooms: 13
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Full, Fully Finished

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.
 2 3 Piece; Ensuite: Y; Level: Above
 3 4 Piece; Ensuite: N; Level: Above
 4 3 Piece; Ensuite: N; Level: Below
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 3,285

Listing Broker(s): RE/MAX City Realty

ATTENTION: Gourmet Chefs & Foodies Alike! Truly an Entertainer's Oasis. The incredible 150,000 + Renovation won this home the "Kitchen Runner-up" of the prestigious Georgia Awards. This functioning Work-of-Art centers around a single piece 12'x 6.5' Granite counter-top with seating for five. Top-of-the-line Maple Cabinetry complimented with adjustable under-counter pot lights and in-cabinet lighting. Travertine backsplash, and Tuscan influenced heated porcelain tile floor. Two sinks; one prep, both with garburator, sports bar counter to catch your hockey games or newscast of today's events from the direct viewing line to the family room. New double french doors from the eating area open onto the south facing sundeck. Move in ready!



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Port Moody, Anmore **MLS# V1112071** Residential Detached
180 WOLLNY CRT CT, V3H 0G3 **Active**



List Price: \$1,699,900 Previous Price: \$1,795,000
 Original Price: \$1,795,000
 Complex/Subdiv: TRAILS GATE
 Frontage: Bedrooms: 5 PID: 027-687-279
 Depth/Size: Bathrooms: 8 Type: House with Acreage
 Lot Area SqFt: 64,469 Full Baths: 6 Approx Yr Blt: 2011
 Rear Yard Exp: Half Baths: 2 Age at List Date: 4
 Meas Type: Feet If New GST/HST Incl: Taxes: \$7,800 (2014)
 Flood Plain: No Zoning: SF
 View: Y - MOUNTAIN
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 3 Storey	Total Parking: 10	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Mixed, Stone		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Composite		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 5	R/I Fireplaces:	Property Disclosure: N - COURT ORDER
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP38521 LT 5 LD 36 SEC 16 TWP 39 & SEC 20, 21.
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 14'	Bsmt	Kitchen	12'6" X 12'6"			X
Main F.	Dining	14' X 12'	Bsmt	Games Room	25' X 23'4"			X
Main F.	Kitchen	27' X 15'	Bsmt	Hobby Room	16' X 14'7"			X
Main F.	Master Bedroom	20' X 15'6"	Bsmt	Wine Room	16' X 14'7"			X
Main F.	Den	14' X 12'	Bsmt	Bedroom	14' X 11'4"			X
Main F.	Gym	15'6" X 10'	Bsmt	Laundry	5'6" X 7'10"			X
Above	Bedroom	14'8" X 14'6"			X			X
Above	Bedroom	14'8" X 14'6"			X			X
Main F.	Bedroom	16' X 13'6"			X			
Bsmt	Living Room	32' X 19'4"			X			

Floor Area (SqFt):		Total # Rooms: 16	Bathrooms
Main Floor Area SqFt: 3,262		# Kitchens: 2	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,258		Finished Levels: 3	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0		Crawl/Bsmt Height:	3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 2,278		Basement Area: Partly Finished	4 3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 6,798			5 3 Piece; Ensuite: N; Level: Above
			6 3 Piece; Ensuite: N; Level: Above
Unfinished Floor: 0	Suite:		7 3 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area: 6,798			8 3 Piece; Ensuite: N; Level: Bsmt

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

Court Order Sale, Anmore Estates, elegant and private luxury home on 1.48 acres. Home features 28 foot entry dome ceiling, grand curved staircase, marble entry floor, wood windows, wood flooring, built in sound system. Gourmet kitchen with stone counter tops, centre island and wok kitchen. 5 fireplaces, huge master on main with jetted tub and steam shower. 3 large bedrooms up, all with walk in closets and ensuite. Bright and spacious one bedroom suite down, with separate entrance and patio area. Additional area in basement a recreation room and wine cellar. Call today to view. Please do not walk the property without a prior appointment. OPEN HOUSE SATURDAY APRIL 11TH 2-4PM