



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Coquitlam, Maillardville
110 99 BEGIN ST, V3K 6R5

MLS# V1118732

Residential Attached
Active



List Price:	\$139,900	Previous Price:	\$144,900
		Original Price:	\$159,900
Subdiv/Complex: LA CHATEAU			
Frontage:		Approx Yr Bld:	1990
Depth/Size:		PID:	014-557-258
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	3	Taxes:	\$1,136 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	72	Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - "As is, Where is"		
Mngmt Co:	Pacific Quorum	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-635-0260	Maint Fee:	\$218.97		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL NWS3031 LT 10 DL 46/48 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**
 Amenities: **Elevator, Garden, In Suite Laundry**
 Features Incl:

Site Influences: **Central Location**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	10' X 7'						
Main F.	Master Bedroom	12'6 X 11'						
Main F.	Dining	13' X 7'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	640	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	640	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	640			8	

Listing Broker(s): **(1) Re/Max Metro Realty**

Le Chateau, conveniently located on a quiet cul-de-sac, yet close to transit, shopping, and parks. This unit is not on the ground floor but on the 2nd story with a nice balcony. The building has gone through extensive upgrades, such as RAINSCREENED exterior, NEW ROOF, WINDOWS, DOORS, BALCONIES, new interior upgrades include NEW PAINT, CARPETS, and LIGHTING. This spacious 1 bedroom has a functional layout, gas fireplace and a cheater-ensuite. Great value for a 1 bedroom unit in a "like-new" condition building! **OPEN HOUSE; SAT APRIL 25: 1-3PM**



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Coquitlam, Coquitlam West

MLS# V1135901

Residential Attached

107 590 WHITING WY, V3J 3R9

Active



List Price: **\$142,400** Previous Price: **\$149,900**
 Original Price: **\$149,900**

Subdiv/Complex: **BALMORAL ESTATES**

Frontage:	Approx Yr Blt:	1975	PID:	001-907-867
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	40	Zoning:	STRATA
Exposure:	Bedrooms:	1	Taxes:	\$1,167 (2015)
Stories in Bldg:	Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:	Full Baths:	1	Tax Incl Utils:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:	N - SOLD AS IS WHERE IS			
Fixt Removed:	N - SOLD AS IS WHERE IS			
View:	Y - WEST OVER NORTH ROAD			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Other	Dist to Public Trans:	.5	Dist to School/Bus:	3
Renovations:	Partly	Units in Development:	47	Total Units in Strata:	47
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard	Property Disclosure:	N - SOLD AS IS WHERE IS		
Mngmt Co:	SELF MANAGED	Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:		Maint Fee:	\$232.79		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **STRATA LOT 7, DISTRICT LOT 5, GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW1710 TOGETHER WITH AN**
 Amenities: **Elevator, Shared Laundry, Wheelchair Access**
 Features Incl:

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Kitchen	7' X 7'						
Main F.	Dining	10' X 5'						
Main F.	Living Room	13' X 12'						
Main F.	Master Bedroom	13' X 10'						
Main F.	Walk-In Closet	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	665	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	
Finished Floor Area Down:	0			
Finished Floor Area Bsmt:	0	Bsmt Height:		
Total Finished Floor Area:	665	Restricted Age:		
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: No		
Unfinished Floor Area:	0	# or % Rentals:		
Grand Total Floor Area:	665			

Listing Broker(s): **(1) Royal LePage West R.E.S.**

Wow!! What a great unit. Updated in the past few years include kitchen cabinets, counter tops, paint, laminate and tile flooring, bathroom vanity and counter top, sinks, light fixtures - the list keeps going. Ideal for the first time Buyer wanting to live close to Lougheed Mall shopping, local restaurants, and of course right across the street is the New Evergreen Line Sky-Train. The bonus is the huge ground level fenced in patio - perfect for entertaining and BBQ's. Building by-laws state no dogs, but a cat is ok and no rental. Strata fee includes hot water. Hurry!



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Port Coquitlam, Central Pt Coquitlam

MLS# V1134388

Residential Attached

101 2344 ATKINS AV, V3C 1Y8

Active



List Price:	\$160,000	Previous Price:	\$170,000
		Original Price:	\$170,000
Subdiv/Complex:		Approx Yr Bld:	1989
Frontage:		PID:	010-213-198
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	APT
Exposure:		Taxes:	\$1,027 (2015)
Stories in Bldg:		If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	No
Meas. Type:		Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 19+		
		Maint Fee:	\$330.26		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Management, Sewer**

Legal: **PL NWS2719 LT 1 DL 289 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**
 Amenities: **In Suite Laundry, Storage**
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 14'5						
Main F.	Dining	8' X 8'6						
Main F.	Kitchen	7'5 X 9'						
Main F.	Master Bedroom	10'5 X 17'9						
Main F.	Bedroom	8'7 X 14'4						
Main F.	Patio	17'4 X 13'5						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	940	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	940	Restricted Age:	19+	5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	940			8	

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

Conveniently located within minutes of Transit, Shopping, Parks and more. Great value in this 2 Bed, 2 Bath unit with spacious aggregate, south facing patio. This unit is not on the ground floor, but on the 2nd story. Very quiet building.



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Coquitlam, Maillardville
319 98 LAVAL ST, V3K 6S9

MLS# V1129714

Residential Attached
Active



List Price:	\$180,000	Previous Price:	\$208,000
		Original Price:	\$218,000
Subdiv/Complex: LE CHATEAU 2			
Frontage:		Approx Yr Bld:	1990
Depth/Size:		PID:	016-173-791
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:		Taxes:	\$1,661 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - COURTYARD		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	WALKING	Dist to School/Bus:	NEAR
Renovations:		Units in Development:	75	Total Units in Strata:	75
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PACIFIC QUORUM: DONNA KLOC	Property Disclosure:	Y		
Mngmt Ph:	604-635-0260	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$369.31				

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL NWS3273 LT 69 DL 46/48 LD 36 TOGETHER WITH AN**
 Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Dining	7' X 11'						
Main F.	Kitchen	9' X 8'4						
Main F.	Storage	5' X 8'4						
Main F.	Bedroom	13' X 9'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Walk-In Closet	9' X 9'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	967	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	967	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	967			8	

Listing Broker(s): **(1) 2 Percent Westview Realty**

Top floor 2 bedroom 2 bathroom bright condo facing the court yard, priced to sell. Roof replaced in 2009. Large master bedroom with an 9 X 9 walk in closet. And a spacious balcony when all tidied up can be a great sitting area facing south west. Near Superstore, Ikea, Silvercity, Braid Skytrain Station & next to Canada Highway just 30 minutes to Downtown Vancouver. Pets allowed with restriction, rentals allowed with restrictions. Nearby schools: French school, Maillard Secondary School. Court Date September 10th



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Port Coquitlam, Central Pt Coquitlam

MLS# V1138376

Residential Attached

304 2231 WELCHER AV, V3C 6H5

Active



List Price: **\$204,900** Previous Price:
 Original Price: **\$204,900**

Subdiv/Complex: **PLACE ON THE PARK**

Frontage:	Approx Yr Bld:	1994	PID:	018-413-455
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	21	Zoning:	MF
Exposure:	Bedrooms:	2	Taxes:	\$1,326 (2015)
Stories in Bldg:	Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:	Full Baths:	1	Tax Incl Utils:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - THE PARK			

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Brick, Stucco, Vinyl**
 Rain Screen:
 Type of Roof: **Asphalt**
 Renovations:
 Flooring: **Wall/Wall/Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Baseboard, Electric, Natural Gas**
 No. of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking:
 Parking Access:
 Parking Facilities: **Garage; Underground**

Dist to Public Trans: **1 BLK**

Units in Development: **54**

Locker:

Possession:

Title to Land:

Seller's Interest:

Mortgage Info:

Freehold Strata

Court Ordered Sale

\$0

Covered Parking:
 Dist to School/Bus: **2 BLKS**
 Total Units in Strata: **54**

Mngmt Co: **PROFILE PROPERTIES**

Mngmt Ph: **604-464-7548**

Maint Fee: **\$311.35**

Property Disclosure: **N - COURT ORDERED SALE**

Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS1037 LT 40 DL 289 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T**

Amenities: **None**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'10 X 11'10						
Main F.	Kitchen	8'1 X 8'1						
Main F.	Eating Area	8'1 X 6'4						
Main F.	Dining	9'10 X 9'1						
Main F.	Master Bedroom	11'7 X 11'5						
Main F.	Bedroom	10'2 X 9'5						

Floor Area (SqFt):

Finished Floor Area Main: **906**
 Finished Floor Area Up: **0**
 Finished Floor Area Down: **0**
 Finished Floor Area Bsmt: **0**
 Total Finished Floor Area: **906**
 Unfinished Floor Area: **0**
 Grand Total Floor Area: **906**

Total # Rooms: **6**
 Finished Levels: **1**
 Basement Area: **None**
 Bsmt Height:
 Restricted Age:
 # Pets / Cats; Dogs: **1 / Cats: Yes; Dogs: Yes**
 # or % Rentals: **3**

Bathrooms

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

Listing Broker(s): **(1) Royal LePage Sterling Realty, (2) Royal LePage Sterling Realty**

FANTASTIC TOP FLOOR CORNER UNIT This two bedroom has two private patios overlooking a peaceful treed setting in the heart of downtown Port Coquitlam. This BRIGHT & FABULOUS layout offers two good sized bedrooms on opposite ends of the condo. The living room has lots of windows, cozy gas fireplace and vaulted ceilings. This building has been 'Rainscreened' including new windows and new roof. Centrally located and walking distance to parks, shopping, restaurants and transit. Come meet us at the Open House: Saturday, August 15 2-4 PM



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Port Coquitlam, Glenwood PQ

MLS# V1128980

Residential Attached

303 1990 COQUITLAM AV, V3B 7R2

Active



List Price: **\$215,000** Previous Price: **\$219,900**
 Original Price: **\$249,900**

Subdiv/Complex: **THE RICHFIELD**

Frontage:	Approx Yr Bld:	1994	PID:	018-264-719
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	21	Zoning:
Exposure:		Bedrooms:	3	Taxes:
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:
Flood Plain:		Full Baths:	2	Tax Incl Utils:
Meas. Type:		Half Baths:	0	Apprvl Req:
Fixtures Lsd:				No
Fixt Removed:				
View:	N			

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Foundation: **Concrete Block**
 Exterior: **Mixed**

Total Parking: **2** Covered Parking: **2**
 Parking Access: **Side**
 Parking Facilities: **Garage; Underground**

Rain Screen:
 Type of Roof: **Other**
 Renovations:
 Flooring: **Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Baseboard, Electric**
 No. of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Balcony(s)**

R/I Plumbing: **No**

Reno Year:

Dist to Public Trans: **1 BLK** Dist to School/Bus: **2 BLKS**
 Units in Development:
 Locker: **Yes** Total Units in Strata: **12**
 Possession:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Mortgage Info: **\$0**

Mngmt Co: **PEAK PROPERTY MANAGEMENT**
 Mngmt Ph: **604-931-8666**

Maint Fee: **\$356.05**

Property Disclosure: **N - COURT ORDERED SALE**
 Bylaw Restrictions: **Rentals Allowed w/Restrictions, Pets Allowed w/Rest.**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Management**

Legal: **PL LMS865 LT 9 DL 464 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION**
 Amenities: **Elevator, In Suite Laundry, Storage**
 Features Incl:

Site Influences: **Central Location, Gravel Road, Lane Access, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'3 X 13'8						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	12' X 9'						
Main F.	Master Bedroom	12'6 X 11'6						
Main F.	Bedroom	10'3 X 10'1						
Main F.	Bedroom	10'8 X 9'						
Main F.	Foyer	6'4 X 4'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,029	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,029	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	2	7	
Grand Total Floor Area:	1,029			8	

Listing Broker(s): **(1) RE/MAX Sabre Realty Group**

COURT ORDERED SALE! In the heart of Beautiful Port Coquitlam! A RARELY AVAILABLE LARGE 3 bedroom, 2 bathroom. Bright corner unit condo with a great little patio to BBQ! Tons of windows, great dining area with laminate flooring, step saver kitchen with large pass through. This unit looks great & has been well taken care of! The large master bedroom come with it's own 4 pc ensuite & one of the second bedrooms also has it's very own 4pc semi ensuite! Enjoy the 2 spacious parking spots, it's own hot water tank & WALK TO: Parks, Schools, shopping, restaurants, pubs & more. Just a 30 mins bridgeless commute to Vancouver. What an amazing opportunity!



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Coquitlam, North Coquitlam

MLS# V1122107

Residential Attached

108 1154 WESTWOOD ST, V3B 7J1

Active



List Price: **\$219,000** Previous Price: **\$225,000**
 Original Price: **\$225,000**

Subdiv/Complex: **EMERALD COURT**

Frontage:	Approx Yr Bld:	1991	PID:	016-407-989
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	24	Zoning:	RM-2
Exposure:	Bedrooms:	2	Taxes:	\$1,528 (2014)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utils:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	
Fixtures Lsd:				
Fixt Removed:				
View:	N			

Style of Home: **Rancher/Bungalow, Ground Level Unit**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**

Total Parking: **Covered Parking:**
 Parking Access:
 Parking Facilities: **Garage Underbuilding**

Rain Screen:
 Type of Roof: **Wood**
 Renovations:
 Flooring: **Laminate, Tile, Wall/Wall/Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Baseboard, Electric**
 No. of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Patio(s)**

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Dist to Public Trans: **1/2** Dist to School/Bus: **2**
 Units in Development: Total Units in Strata:
 Locker:
 Possession:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Mortgage Info: **\$0**

Mngmt Co: **BAYWEST**
 Mngmt Ph: **604-591-6060**

Maint Fee: **\$277.97**

Property Disclosure: **N - COURT ORDERED SALE**
 Bylaw Restrictions: **Pets Not Allowed, Rentals Not Allowed**

Maint Charge Incl: **Other**

Legal: **SL8 DL 384A GROUP 1 NW DSP NW3333**
 Amenities: **None**
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'5 X 7'						
Main F.	Family Room	12'2 X 12'3						
Main F.	Eating Area	8'9 X 7'						
Main F.	Foyer	8'2 X 3'1						
Main F.	Master Bedroom	10'6 X 13'						
Main F.	Bedroom	9'2 X 8'10						

Floor Area (SqFt):

Finished Floor Area Main: **880**
 Finished Floor Area Up: **0**
 Finished Floor Area Down: **0**
 Finished Floor Area Bsmt: **0**
 Total Finished Floor Area: **880**
 Unfinished Floor Area: **0**
 Grand Total Floor Area: **880**

Total # Rooms: **6**
 Finished Levels: **1**
 Basement Area: **None**
 Bsmt Height:
 Restricted Age:
 # Pets / Cats; Dogs:
 # or % Rentals:

Bathrooms

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

Listing Broker(s): **(1) RE/MAX LifeStyles Realty**

Welcome to EMERALD Court ! CONVENIENTLY located within MINUTES of all level of SCHOOLS, Transit, SHOPPING, Parks & MORE. Great value in this 2 Bed , 2 Full BATH ground floor unit with spacious PATIO. Features include QUALITY Laminate & Tile flooring throughout, GRANITE Counters in Kitchen & CROWN Molding, InSuite Laundry & GAS Fireplace ! BE Quick & Seize this great OPPORTUNITY ! Call TODAY for YOUR personal TOUR !



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Port Coquitlam, Citadel PQ

MLS# V1134414

Residential Attached

1113 O'FLAHERTY GT, V3C 6H2

Active



List Price:	\$327,000	Previous Price:	
		Original Price:	\$327,000
Subdiv/Complex:	SUMMIT		
Frontage:		Approx Yr Bld:	1993
Depth/Size:		PID:	018-419-399
Lot SqFt:	0	Type:	Townhouse
Exposure:		Zoning:	STRATA
Stories in Bldg:		Taxes:	\$2,028 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - COLONY FARMS		

Style of Home:	1 Storey, End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Mixed				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	5 BLKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Sundeck(s)	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	PROFILE PROPERTIES	Bylaw Restrictions:	Pets Allowed w/Rest.		
Mngmt Ph:	604-464-7548	Maint Fee:	\$246.24		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL LMS1030 LT 4 LD 36 DISTRICT LOT 168&169, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**
 Amenities: **None**
 Features Incl:

Site Influences: **Central Location**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'2 X 19'1						
Main F.	Dining	9'2 X 14'1						
Main F.	Eating Area	7' X 7'						
Main F.	Laundry	4' X 7'						
Main F.	Master Bedroom	12'2 X 20'1						
Main F.	Bedroom	10'2 X 12'1						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,401	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,401	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,401			8	

Listing Broker(s): **(1) RE/MAX All Points Realty Grp.**

Two bedroom, two bath townhouse in Citadel Heights. Laminate floors. Good size bedrooms. Located minutes from Highway 1 for easy access to downtown Vancouver. View of Colony Farms from the living room. Great home for a young family.



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Coquitlam, North Coquitlam

MLS# V1135976

Residential Attached

704 1189 EASTWOOD ST, V3B 7N5

Active



List Price:	\$346,900	Previous Price:	
		Original Price:	\$346,900
Subdiv/Complex: THE CARTIER			
Frontage:		Approx Yr Bld:	1994
Depth/Size:		PID:	018-219-438
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM5
Stories in Bldg:		Taxes:	\$2,250 (2015)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:	Partly	Units in Development:	111	Total Units in Strata:	
Flooring:	Hardwood, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PACIFIC QUORUM	Property Disclosure:	N - n		
Mngmt Ph:	604-685-3828	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$441.25		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Legal: **PL LMS836 LT 56 LD 36 SEC 11 TWP 39 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION T**
 Amenities: **Exercise Centre, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access**
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'7 X 7'10						
Main F.	Dining	10' X 9'						
Main F.	Living Room	14'10 X 12'8						
Main F.	Master Bedroom	16' X 11'						
Main F.	Bedroom	12' X 11'6						
Main F.	Bedroom	10'7 X 9'3						
Main F.	Laundry	7'9 X 4'10						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,375	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,375	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,375			8	

Listing Broker(s): **(1) RE/MAX Sabre Realty Group, (2) RE/MAX Sabre Realty Group**

Large 3 bedroom condo in Bosa hi-rise close to Coquitlam Centre and new Evergreen Line. Corner unit facing East, West, and South. Good sized bedrooms, 2 U/G parking stalls, storage locker, needs some work but excellent buy at this price. Amenities include indoor pool, exercise room, rec facility, close to Town Centre Park and Lafarge Lake. Easy to show.



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Coquitlam, North Coquitlam

MLS# V1129642

Residential Attached

1602 1178 HEFFLEY CR, V3B 0A7

Active



List Price:	\$369,000	Previous Price:	
		Original Price:	\$369,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	2008
Depth/Size:			PID:
Lot SqFt:	0	Age at List Date:	7
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	2
Flood Plain:		Full Baths:	2
Meas. Type:	Feet	Half Baths:	0
Fixtures Lsd:			
Fixt Removed:			
View:	Y - MOUNTAINS, PARK		
		PID:	027-421-546
		Type:	Apartment/Condo
		Zoning:	CONDO
		Taxes:	\$2,088 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit Concrete Concrete Perimeter Concrete		Total Parking:	2	Covered Parking:	2
Construction:			Parking Access:	Rear		
Foundation:			Parking Facilities:	Garage; Underground		
Exterior:						
Rain Screen:		R/I Plumbing:				
Type of Roof:	Other		Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Reno Year:	Units in Development:		Total Units in Strata:	
Flooring:			Locker:	Yes		
Water Supply:	City/Municipal		Possession:			
Heat/Fuel:	Electric		Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest:	Registered Owner, Court Ordered Sale		
Fireplace Fuel:	Electric		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)					
			Property Disclosure:	Y		
Mngmt Co:			Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:		Maint Fee:	\$235.00			

Maint Charge Incl: **Caretaker, Gardening, Hot Water, Management**

Legal: **PL BCS2784 LT 105 DL 384A LD 36 GROUP 1, TOGETHER**
 Amenities: **Bike Room, Club House, Elevator, Recreation Center**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'0						
Main F.	Kitchen	11'0 X 8'0						
Main F.	Dining	12'0 X 8'0						
Main F.	Master Bedroom	16' X 10'						
Main F.	Bedroom	9'6 X 9'9						
Main F.	Den	8'5 X 8'0						
Main F.	Foyer	8'9 X 4'0						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	965	Finished Levels:	1	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	965	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	965			8	

Listing Broker(s): **(1) Sutton Grp -Winnie Lam & Assoc**

NE corner unit at the Obelisk with unobstructed view! Rarely available 2 bedroom, 2 bathroom with a big den. This unit includes 2 parking spots and 1 large storage locker. Walk to Coquitlam Centre, Restaurants and La Farge Lake. Priced to Priced to sell! Easy to show please call us today for your private showing!



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Coquitlam, Coquitlam West **MLS# V1132035** Residential Attached
615 ARROW LN, V3K 7C6 **Active**



List Price:	\$599,000	Previous Price:	\$629,000
		Original Price:	\$629,000
Subdiv/Complex:		Approx Yr Bld:	2008
Frontage:		PID:	027-805-999
Depth/Size:		Type:	1/2 Duplex
Lot SqFt:	3,337	Age at List Date:	7
Exposure:	SE	Zoning:	DPLX
Stories in Bldg:		Taxes:	\$2,982 (2014)
Flood Plain:	Exempt	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Carport; Single		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:		Property Disclosure:	N - AS IS, WHERE IS		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$0.00		

Maint Charge Incl:

Legal: **PL BCS3300 LT 1 DL 3 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T**

Amenities: **None**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'3 X 13'2						
Main F.	Kitchen	11'4 X 10'6						
Main F.	Family Room	9' X 9'						
Main F.	Den	10' X 8'						
Main F.	Laundry	8' X 5'						
Above	Master Bedroom	13'4 X 12'6						
Above	Bedroom	11'6 X 10'						
Above	Bedroom	11' X 10'8						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	924	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	696	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,620	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,620			8	

Listing Broker(s): **(1) Sutton Grp-West Coast (Brdwy)**

Newer 1/2 duplex in a great central location. Great open floor plan with 3 bdrm + 3 bath, over 1600 SF.



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



Coquitlam, Coquitlam West
619 ARROW LN, V3K 7C6

MLS# V1132031

Residential Attached
Active



List Price:	\$625,000	Previous Price:	\$649,000
		Original Price:	\$649,000
Subdiv/Complex:		Approx Yr Bld:	2008
Frontage:		PID:	027-806-006
Depth/Size:		Type:	1/2 Duplex
Lot SqFt:	5,005	Age at List Date:	7
Exposure:	SE	Zoning:	DUPLX
Stories in Bldg:		Taxes:	\$3,786 (2014)
Flood Plain:	Exempt	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Carport; Single, Open		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)				
Mngmt Co:		Property Disclosure:	N - AS IS, WHERE IS		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$0.00		

Maint Charge Incl:	
Legal:	PL BCS3300 LT 2 DL 3 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T
Amenities:	None
Features Incl:	Other - See Remarks
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'						
Main F.	Kitchen	11'6 X 12'8						
Main F.	Family Room	15'3 X 12'6						
Main F.	Dining	11' X 10'						
Main F.	Den	11' X 10'						
Above	Master Bedroom	14' X 11'						
Above	Bedroom	10'10 X 9'						
Above	Bedroom	10'8 X 11'8						
Above	Laundry	7'3 X 5'						
Above	Walk-In Closet	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	924	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	969	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,893	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,893			8	

Listing Broker(s): **(1) Sutton Grp-West Coast (Brdwy)**

Newer 1/2 duplex in a great central location. Great open floor with 3 bdrm + 3 bath, over 1800 SF.