



Presented by:
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Port Coquitlam, Citadel PQ

MLS# V1124441

Residential Detached

37 2281 ARGUE ST, V3C 6R4

Active



List Price:	\$554,900	Previous Price:	
		Original Price:	\$554,900
Complex/Subdiv:			
Frontage:		Bedrooms:	3
Depth/Size:		Bathrooms:	3
Lot Area SqFt:	0	Full Baths:	2
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	SFD
View:	Y - PARTIAL VIEWS OF FRASER RIVER		
Serv. Connected:	Community, Electricity, Water		
PID:	025-967-835	Type:	House/Single Family
Approx Yr Blt:	2004	Age at List Date:	11
Taxes:	\$3,265 (2014)		

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:	Mixed, Vinyl, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold Strata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL BCS869 LT 37 DL 340 AND 344 LD 36 65.46 2014
 Amenities: Garden, In Suite Laundry
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 11'			X			X
Main F.	Kitchen	10' X 8'			X			X
Main F.	Family Room	12' X 11'			X			X
Main F.	Dining	13' X 8'			X			X
Main F.	Nook	10' X 8'			X			X
Above	Master Bedroom	15' X 13'			X			X
Above	Bedroom	10' X 9'			X			X
Above	Bedroom	10' X 9'			X			X
Below	Recreation Room	18' X 18'			X			
		X			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	830	Total # Rooms:	9
Finished Floor Up SqFt:	781	# Kitchens:	1
Finished Floor Down:	485	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,096	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,096		7
			8

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

Welcome to "The Quarry" at Citadel landing. Built by Liberty, 3 Bedrooms, 3 Bathroom Detached home, offers a wonderful lifestyle, steps away from waterfront of Fraser River. Main floor has 9'ceilings, spacious living and family room, laminate floors, plus bright open kitchen. The walk out basement has a large media room that can be used as a home office or guest room.



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Port Coquitlam, Riverwood
2430 GILLESPIE ST, V3B 6W5

MLS# V1125196

Residential Detached
Active



List Price: \$649,000 Previous Price:
 Original Price: \$649,000
 Complex/Subdiv: RIVERWOOD
 Frontage: Bedrooms: 4 PID: 018-197-248
 Depth/Size: Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 4,973 Full Baths: 2 Approx Yr Blt: 1994
 Rear Yard Exp: Half Baths: 1 Age at List Date: 21
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,258 (2014)
 Flood Plain: Zoning: RES
 View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Brick, Vinyl, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2
Type of Roof: Tile - Concrete		Dist to School Bus: 2
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Power of Attorney, Estate Sale
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP9867 LT 5 BLK 6N LD 36 SEC 6 RNG 1E 58.32 2014
 Amenities:
 Site Influences: Recreation Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Security System, Smoke Alarm, Vacuum R.I., Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'			X			X
Main F.	Kitchen	12' X 10'			X			X
Main F.	Dining	14' X 10'			X			X
Main F.	Nook	12' X 10'			X			X
Main F.	Family Room	15' X 12'			X			X
Above	Master Bedroom	17' X 15'			X			X
Above	Bedroom	14' X 9'8"			X			X
Above	Bedroom	12' X 9'8"			X			X
Above	Bedroom	15' X 11'			X			X
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,206	Total # Rooms: 9	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,129	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,335	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,335		8

Listing Broker(s): Royal LePage - Brookside Rlty., Royal LePage - Brookside Rlty.

The WOW factor! Beautiful 4 bedroom Riverwood home on quiet No Thru street with large cedar trees to right, large wall to left and fully fenced yard. Bright open and spacious home. Newer appliances. Some updating. 4 large bedrooms. Master is massive with Jacuzzi ensuite. Minutes from Blackburn, Archbishop Carney and Terry Fox schools, Costco, Walmart, Save On and more...