



Presented by:
Karen Nguyen PREC*

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Active
R2368636

Board: V
House/Single Family

2827 COMMONWEALTH STREET

Port Coquitlam
Glenwood PQ
V3B 5V6

Residential Detached

\$699,800 (LP)

(SP)



Sold Date: Frontage (feet): **49.99** Original Price: **\$699,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**
Depth / Size: **108** Bathrooms: **3** Age: **39**
Lot Area (sq.ft.): **5,400.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$3,519.76**
Rear Yard Exp: **West** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-164-958**
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2012**
R.I. Plumbing: **Yes**
R.I. Fireplaces:

Metered Water:

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

Dist. to Public Transit: **1** Dist. to School Bus: **1.5**
Title to Land: **Freehold NonStrata**

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

Legal: **LOT 342 DISTRICT LOT 466 GROUP 1 NEW WESTMINSTER LAND DISTRICT PLAN 53730**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'3 x 11'6			x			x
Main	Family Room	11'9 x 9'0			x			x
Main	Master Bedroom	13'3 x 10'0			x			x
Main	Bedroom	9'10 x 9'0			x			x
Main	Bedroom	9'0 x 8'0			x			x
Bsmt	Kitchen	11'3 x 8'3			x			x
Bsmt	Living Room	16'2 x 13'7			x			x
Bsmt	Dining Room	13'0 x 10'7			x			x
Bsmt	Laundry	5'0 x 3'0			x			x
Bsmt	Foyer	12'0 x 6'0			x			x

Finished Floor (Main):	1,152	# of Rooms:	10	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2		3	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	770	Suite:	Unauthorized Suite		4	Bsmt	4	No	Pool:
Finished Floor (Total):	1,922 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3		6				Grg Dr Ht:
Grand Total:	1,922 sq. ft.	Basement: Fully Finished, Partly Finished, Separate Entry			7				
					8				

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

Located 1 block from Imperial play park with grass play area, kids swing and tennis court. Close to bus stop, Lougheed Hwy and a few blocks to a school. Oxford market is close with all sorts of trendy shops and restaurants. No Frills a few blks away. Clean basement home with a unique layout for an in-law accommodation. The upper master bedroom is walled off from the rest of the upstairs, used as a bedroom for your in-laws in the basement. Some upgrades include, bath kitchens, flooring and paints. Lots of open driveway parking as well as a single garage. Nice large fully fenced backyard with lots of trees for privacy. Basement with separate entry and a shared laundry. Home needs some work-perfect for investor or renovator.



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Active
R2336752

Board: V
House/Single Family

509 FOREST PARK WAY

Port Moody
Heritage Woods PM
V3H 5M4

Residential Detached

\$899,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,018,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2005**
Depth / Size: Bathrooms: **3** Age: **14**
Lot Area (sq.ft.): **4,320.00** Full Baths: **2** Zoning: **RS5**
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,968.84**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **026-048-876**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Community, Sanitary Sewer**
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Other**
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: **Other**

Legal: **PL BCP13305 LT 41 DL 348 GROUP 1**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'			x			x
Main	Dining Room	14'5 x 10'			x			x
Main	Kitchen	14'5 x 10'			x			x
Main	Den	13'5 x 10'			x			x
Above	Master Bedroom	14'5 x 13'5			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,120	# of Rooms:7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	881	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Main	2	No	Pool:
Finished Floor (Total):	2,001 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	962	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,963 sq. ft.	Basement: Unfinished	6				
		Beds not in Basement: 3	7				
			8				

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

Your perfect chance to build a new home in an established neighbourhood. Excellent lot size with Sunny exposure. city water, and utilities are in place. The room sizes and square footage are from the existing structure that remains.



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Active
R2370672

Board: V
House/Single Family

3772 NITHSDALE STREET

Burnaby South
Burnaby Hospital
V5G 1P3

Residential Detached

\$1,505,000 (LP)

(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$1,505,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1954
Depth / Size: 122	Bathrooms:	1	Age: 65
Lot Area (sq.ft.): 8,540.00	Full Baths:	1	Zoning: R5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,958.63
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-040-804
			Tour:

View: :

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Rain Screen:
Renovations: Reno. Year:
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Wood** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Total Parking: Covered Parking:
Parking: **DetachedGrge/Carport**

Parking Access:

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: **Laminate, Vinyl/Linoleum**

Legal: **LOT 40, BLOCK 9, PLAN NWP11242, DISTRICT LOT 68, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Lane Access, Paved Road**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Recreation Ro...	28' x 11'			x			x
Bsmt	Laundry	30' x 11'			x			x
Bsmt	Storage	9' x 9'			x			x
Bsmt	Storage	9' x 9'			x			x
		x			x			x

Finished Floor (Main):	912	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	0	# of Kitchens:	1		2							
Finished Floor (Below):	0	# of Levels:	2		3							
Finished Floor (Basement):	912	Suite:	None		4							
Finished Floor (Total):	1,824 sq. ft.	Crawl/Bsmt. Height:			5							
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							
Grand Total:	1,824 sq. ft.	Basement:	Fully Finished		6							
					7							
					8							

Listing Broker(s): **Sutton Centre Realty**

COURT ORDERED SALE: R5 Zoning. (70 x 122) Build your duplex in this super convenient location close to BCIT, SFU, Willingdon Church, Moscrop High School Metrotown, Crystal Mall Shopping, the Upcoming Amazing Brentwood, SkyTrain, easy access to HWY 1 and Lots of Recreational Centers and Parks.



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**Active****R2375568**

Board: V

House/Single Family

2986 SUNRIDGE COURT

Coquitlam
Westwood Plateau
V3E 3M5

Residential Detached

\$2,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	115.00	Original Price: \$2,888,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2015
Depth / Size: 121	Bathrooms:	5	Age: 4
Lot Area (sq.ft.): 13,885.00	Full Baths:	4	Zoning: SFD
Flood Plain: No	Half Baths:	1	Gross Taxes: \$9,885.13
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-252-069
			Tour:

View: **Yes: SOUTH EAST**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **Community**Style of Home: **2 Storey w/Bsmt., 3 Storey**Construction: **Frame - Wood**Exterior: **Stone**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Natural Gas, Radiant**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Tile - Concrete**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **8** Covered Parking: **4** Parking Access:Parking: **DetachedGrge/Carport, Garage; Double**Dist. to Public Transit: **1 blk**Dist. to School Bus: **4 blks**Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **:**

Floor Finish:

Legal: **LOT 54, PLAN LMP39085, SECTION 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 16'6	Above	Walk-In Closet	10' x 10'			x
Main	Dining Room	17' x 12'	Above	Bedroom	16' x 12'			x
Main	Kitchen	15'8 x 14'	Above	Bedroom	15'10 x 12'4			x
Main	Eating Area	16' x 11'6	Above	Bedroom	15' x 12'			x
Main	Wok Kitchen	11' x 6'	Above	Laundry	11'2 x 9'2			x
Main	Family Room	22'6 x 18'6	Below	Media Room	22'10 x 22'			x
Main	Bedroom	16'6 x 14'	Below	Living Room	22' x 18'			x
Main	Den	12' x 12'	Below	Kitchen	31' x 26'			x
Main	Mud Room	10'6 x 8'	Below	Bedroom	13' x 13'			x
Above	Master Bedroom	23' x 14'	Below	Bedroom	18' x 12'			x

Finished Floor (Main):	2,668	# of Rooms:	20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,010	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	3,276	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	Yes	Pool:
Finished Floor (Total):	7,954 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 7	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	7,954 sq. ft.	Basement: Full		6				
				7				
				8				

Listing Broker(s): **Engel & Volkers Vancouver**

One of the most prestigious addresses in Coquitlam nestled on Westwood Plateau, this luxury home provides a private setting on a quiet cul-de-sac. Nearly 8,000 square feet of family living situated on 13,885 square feet land. Please contact the listing agent for more detailed information. This is a court order sale.