



Presented by:  
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 Royal LePage - Wolstencroft  
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**Active**  
**R2696128**  
 Board: V  
 House/Single Family

## 1426 STRAWLINE HILL STREET

Coquitlam  
 Burke Mountain  
 V3E 0L6

Residential Detached

**\$2,199,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$2,499,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**  
 Frontage(feet): **0.00** Bathrooms: **4** Age: **6**  
 Frontage(metres): Full Baths: **3** Zoning:  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$6,334.76**  
 Lot Area (sq.ft.): **5,118.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.12** P.I.D.: **029-652-944** Tax Inc. Utilities?:  
 Flood Plain: **Exempt** Tour:  
 View: **Yes: MOUNTAIN**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
 Construction: **Concrete Block, Frame - Wood**  
 Exterior: **Mixed, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Baseboard, Forced Air, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes** Land Lease Expiry Year:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **LOT 21, PLAN EPP50859, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location**

Features:

Finished Floor (Main):	1,286	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,369	Main	Family Room	16'4 x 16'3	Below	Recreation Room	21'4 x 15'10	Floor	#Pcs
Finished Floor (AbvMain2):	833	Main	Living Room	18'1 x 11'6	Below	Storage	16'4 x 10'3	Main	2
Finished Floor (Below):	0	Main	Dining Room	18'0 x 10'9			x	Below	4
Finished Floor (Basement):	0	Main	Kitchen	18'5 x 8'7			x	Above	4
Finished Floor (Total):	3,488sq. ft.	Main	Foyer	11'1 x 7'2			x	Above	4
Unfinished Floor:	0	Main	Pantry	5'4 x 5'0			x		
Grand Total:	3,488sq. ft.	Above	Master Bedroom	16'1 x 17'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'5 x 10'5			x		
		Above	Bedroom	12'1 x 12'2			x		
		Above	Bedroom	11'1 x 14'3			x		
		Above	Laundry	9'0 x 5'11			x		
		Above	Walk-In Closet	9'0 x 9'2			x		
		Below	Bedroom	9'11 x 9'10			x		
Suite: <b>Other</b>		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: <b>Fully Finished</b>									
Crawl/Bsmt. Height:	# of Levels: <b>3</b>								
# of Kitchens: <b>1</b>	# of Rooms: <b>15</b>								

Listing Broker(s): **Royal Pacific Realty Corp.**

**Beautiful single family house in Burke Mountain! 5 bedrooms, 4 bathroom, 5118 Sqft lot size. Main floor features open concept living room, loft ceiling, Gorgeous Kitchen with bar style kitchen Island, Gas cooktop, Wine Cooler. There is 4 bedrooms upstairs including master bedroom with walk-in closet and in-suite. ONE BEDROOM, rec room and full bathroom in the basement. Walking distance to Parks and trails, Transit and School. This is a Court Order sale and house to be sold "where is as is".**



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**Active**  
**R2721469**  
 Board: V  
 House/Single Family

## 1411 KINGSTON STREET

Coquitlam  
 Burke Mountain  
 V3E 0K5

Residential Detached

**\$2,599,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,790,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2013**  
 Frontage(feet): **124.00** Bathrooms: **6** Age: **9**  
 Frontage(metres): **37.80** Full Baths: **6** Zoning: **RS1**  
 Depth / Size: **115.45** Half Baths: **0** Gross Taxes: **\$7,634.73**  
 Lot Area (sq.ft.): **14,316.00** Rear Yard Exp: **Southeast** For Tax Year: **2021**  
 Lot Area (acres): **0.33** P.I.D.: **029-021-553** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour:  
 View: **No :**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **3** Covered Parking: **7** Parking Access: **Front**  
 Parking: **Garage; Triple, Open**  
 Driveway Finish:  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 12, PLAN BCP51910, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features:

Finished Floor (Main):	2,025	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,549	Main	Living Room	18'3 x 16'3	Bsmt	Recreation Room	22'0 x 13'6	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 11'6	Bsmt	Bedroom	12'0 x 10'0	Main 3
Finished Floor (Below):	0	Main	Kitchen	16'0 x 10'0	Bsmt	Bedroom	12'0 x 10'0	Above 6
Finished Floor (Basement):	1,824	Main	Wok Kitchen	8'0 x 5'0	Bsmt	Living Room	17'0 x 8'0	Above 4
Finished Floor (Total):	5,398sq. ft.	Main	Nook	11'0 x 11'0	Bsmt	Kitchen	24'0 x 16'0	Above 3
Unfinished Floor:	0	Main	Bedroom	15'3 x 10'0			x	Bsmt 3
Grand Total:	5,398sq. ft.	Main	Mud Room	13'0 x 10'0			x	Bsmt 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	17'0 x 17'0			x	
Suite: <b>Legal Suite</b>		Above	Bedroom	15'0 x 10'0			x	
Basement: <b>Fully Finished, Separate Entry</b>		Above	Bedroom	14'0 x 12'0			x	
		Above	Bedroom	13'7 x 10'5			x	
		Above	Study	17'0 x 10'0			x	
		Bsmt	Media Room	16'0 x 11'0			x	

Crawl/Bsmt. Height: # of Levels: **3**  
 # of Kitchens: **3** # of Rooms: **18**

Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

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

**Featuring a 5398 sq ft house sitting on a 14,136 sq ft lot! The home includes a very spacious main level with a living/dining room flowing through to the dining/kitchen & eating area, wok kitchen, massive laundry room, bedroom and full bath on the main. Top level has 4 bedrooms and 3 bathrooms. Downstairs includes rec & theatre room plus a 2 bedroom suite. Close to many parks & trails such as Sheffield Park, Coquitlam Lake, Minnekhada Park & Trail, Coquitlam River Park and more. Near Shoppers, 7 eleven, River Springs Community Centre, Body Zone Fitness, Chelsea Off leash Dog Park, G & A Market, and more. School Catchment: Smiling Creek Elementary & Minnekhada Middle & Terry Fox Secondary. French: École Coquitlam River Elementary & École Kwayhqitlum Middle & École Riverside Secondary.**