



Presented by:  
**Micky Kandola**

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**Active**  
**R2848662**  
Board: V  
House/Single Family

**2132 PARKWAY BOULEVARD**

Coquitlam  
Westwood Plateau  
V3E 3K5

Residential Detached

**\$1,610,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,610,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2001**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **23**  
Frontage(metres): Full Baths: **3** Zoning: **RS-4**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$4,925.03**  
Lot Area (sq.ft.): **4,370.00** Rear Yard Exp: **North** For Tax Year: **2022**  
Lot Area (acres): **0.10** P.I.D.: **024-340-359** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: BURKE MOUNTAIN, COQUITLAM**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Concrete**  
Dist. to Public Transit: **4 BLOCKS** Dist. to School Bus: **5 MIN**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Tile, Carpet**

Legal: **LOT 104, PLAN LMP40281, SECTION 23, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby**

Features:

Finished Floor (Main):	1,292	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	898	Main	Kitchen	0' x0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	0' x0'			x	Above 5
Finished Floor (Below):	973	Main	Dining Room	0' x0'			x	Above 5
Finished Floor (Basement):	0	Main	Bedroom	0' x0'			x	Main 2
Finished Floor (Total):	3,163sq. ft.	Main	Laundry	0' x0'			x	Below 3
Unfinished Floor:	0	Above	Primary Bedroom	0' x0'			x	
Grand Total:	3,163sq. ft.	Abv Main 2	Bedroom	0' x0'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	0' x0'			x	
		Below	Kitchen	0' x0'			x	
		Below	Bedroom	0' x0'			x	
		Below	Bedroom	0' x0'			x	
Suite: Legal Suite				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**WESTWOOD PLATEAU - Mountain View! Golf Course Nearby!! Features of this spacious 6 Bedroom, 3 1/2 Bathroom Home Include, Open Concept Living, Vaulted Ceilings, Tile Flooring, Radiant Heat, Gas Fireplace, Kitchen Boasts Quartz Counters, Slate Floors, Stainless Steel Appliances, Large Eating Area, \*2 Bedroom Legal Suite. Close to schools, Transit & More.**



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**Active**  
**R2851824**  
Board: V  
House/Single Family

**1622 PLATEAU CRESCENT**

Coquitlam  
Westwood Plateau  
V3E 3B3

Residential Detached

**\$1,950,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,950,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1995**  
Frontage(feet): **0.00** Bathrooms: **4** Age: **29**  
Frontage(metres): Full Baths: **4** Zoning: **RT-2**  
Depth / Size: Half Baths: **0** Gross Taxes: **\$4,703.10**  
Lot Area (sq.ft.): **8,826.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.20** P.I.D.: **019-035-039** Tax Inc. Utilities?: **No**  
Flood Plain: Tour:  
View: :  
Complex/Subdiv: **AVONLEA HEIGHTS**  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Tile - Concrete**

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

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

Legal: **STRATA LOT 19, PLAN LMS1632, SECTION 14, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

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

Features:

Finished Floor (Main):	1,158	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,044	Main	Foyer	6'8 x 3'2	Bsmt	Kitchen	11'7 x 14'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'4 x 13'4	Bsmt	Recreation Room	12' x 16'1	Main 3
Finished Floor (Below):	0	Main	Dining Room	11'3 x 11'1	Below	Bedroom	16'7 x 16'6	Above 4
Finished Floor (Basement):	1,069	Main	Kitchen	12'5 x 12'6	Bsmt	Bedroom	11'3 x 10'4	Above 4
Finished Floor (Total):	3,271 sq. ft.	Main	Nook	10'8 x 12'1	Bsmt	Bedroom	11'3 x 11'3	Bsmt 3
Unfinished Floor:	0	Main	Family Room	12'2 x 10'7	Bsmt	Utility	11'5 x 5'9	
Grand Total:	3,271 sq. ft.	Main	Bedroom	11'10 x 9'2			x	
		Main	Laundry	11'10 x 6'1			x	
		Above	Primary Bedroom	18'2 x 12'1			x	
		Above	Walk-In Closet	8'2 x 6'1			x	
		Above	Bedroom	12'10 x 16'9			x	
		Above	Bedroom	11'3 x 9'11			x	
		Above	Walk-In Closet	11'3 x 6'6			x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee: **\$193.70**  
ByLaw Restrictions: **Pets Allowed, Rentals Allowed**

Listing Broker(s): **RE/MAX Real Estate Services**

**Discover the allure of Westwood Plateau - an idyllic abode surrounded by nature's splendor and recreational offerings. Nestled within reach of educational institutions such as Pinetree Way & Hampton Park Elementary, Pinetree & Heritage Woods High Schools & Douglas College, this residence epitomizes convenience. Enjoy a central location near parks, eateries, and grocery amenities. The upper level comprises 3 bedrooms and 2 baths, while the main floor features a generously-sized living room with vaulted ceilings, a dining area, a kitchen, and an additional bedroom. The basement offers 3 bedrooms and a separate entrance. A fenced backyard with a spacious sun deck provides scenic views of the ravine, offering an ideal setting for family enjoyment.**



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**Active**  
**R2837733**  
Board: V  
House/Single Family

**712 DELESTRE AVENUE**

Coquitlam  
Coquitlam West  
V3K 2E9

Residential Detached

**\$2,800,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,800,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2011**  
Frontage(feet): **142.00** Bathrooms: **8** Age: **13**  
Frontage(metres): **43.28** Full Baths: **7** Zoning: **RS-1**  
Depth / Size: **0.0** Half Baths: **1** Gross Taxes: **\$6,106.38**  
Lot Area (sq.ft.): **8,946.00** Rear Yard Exp: For Tax Year: **2022**  
Lot Area (acres): **0.21** P.I.D.: **010-046-658** Tax Inc. Utilities?: **No**  
Flood Plain: **No** Tour:  
View: **Yes: MOUNTAINS**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Community**  
Sewer Type: **City/Municipal** Water Supply: **Community**

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stone, Stucco**

Foundation: **Concrete Slab**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Electric**

Fuel/Heating: **Radiant**

Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **9** Covered Parking: **3** Parking Access:

Parking: **Garage; Triple**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 20, PLAN NWP15059, DISTRICT LOT 1 & 3, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,280	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,690	Bsmt	Kitchen	10' x 11'	Main	Bedroom	14'10 x 13'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Bsmt	Recreation Room	24' x 14'6	Main	Foyer	8'10 x 14'	Above	5
Finished Floor (Below):	2,242	Bsmt	Bedroom	12' x 12'4	Main	Utility	6'13 x 0'	Bsmt	4
Finished Floor (Basement):	0	Bsmt	Media Room	24' x 14'6	Above	Primary Bedroom	20' x 16'8	Above	4
		Bsmt	Gym	16' x 14'3	Above	Bedroom	12' x 11'8	Main	4
Finished Floor (Total):	6,212sq. ft.	Below	Recreation Room	16'6 x 18'3	Above	Bedroom	13' x 11'10	Bsmt	4
Unfinished Floor:	0	Main	Living Room	14'7 x 13'6	Above	Bedroom	13'10 x 12'2	Above	4
Grand Total:	6,212sq. ft.	Main	Kitchen	17'2 x 15'6	Above	Bedroom	14' x 12'	Main	2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Wok Kitchen	5'10 x 12'			x	Above	4
		Main	Dining Room	13'4 x 14'7			x		
		Main	Den	10' x 11'4			x		
		Main	Nook	10'2 x 14'			x		
		Main	Family Room	18'2 x 16'6			x		
Suite: <b>Legal Suite</b>		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: <b>Full</b>									
Crawl/Bsmt. Height:	# of Levels: <b>3</b>								
# of Kitchens: <b>3</b>	# of Rooms: <b>21</b>								

Listing Broker(s): **Parallel 49 Realty**

**Court Ordered Sale. Medium Density Apartment Residential permitted under the OCP. Large 3-Level 6,212sqft home on 8946 sq ft lot. Located close to Loughheed Shopping Centre, Cineplex, skytrain, and Simon Fraser University. Easy access to nearby Highway 1. Home comes with A/C, power gates, and an absolutely gorgeous kitchen. Basement has a theatre room with bar, 2 bedrooms, and another 2-bedroom legal suite. \*\*\*Showings Feb. 20th (Tuesday) from 10-11am\*\*\***