



Presented by:
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 Stonehaus Realty Corp.
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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
		Main	Foyer	11'1 x 7'2			x	Above	4
Finished Floor (Total):	3,488sq. ft.	Main	Pantry	5'4 x 5'0			x		
Unfinished Floor:	0	Above	Master Bedroom	16'1 x 17'1			x		
Grand Total:	3,488sq. ft.	Above	Bedroom	16'5 x 10'5			x		
		Above	Bedroom	12'1 x 12'2			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'1 x 14'3			x		
		Above	Laundry	9'0 x 5'11			x		
Suite: Other		Above	Walk-In Closet	9'0 x 9'2			x		
Basement: Fully Finished		Below	Bedroom	9'11 x 9'10			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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	
		Above	Bedroom	15'0" x 10'0"			x	
		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	

Suite: **Legal Suite**
Basement: **Fully Finished, Separate Entry**

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

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

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, Minnehada 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 & Minnehada Middle & Terry Fox Secondary. French: École Coquitlam River Elementary & École Kwayhqitlum Middle & École Riverside Secondary.