



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3019616**  
Board: V  
House/Single Family

**1939 WESTMINSTER AVENUE**

Port Coquitlam  
Glenwood PQ  
V3B 1E7

Residential Detached

**\$1,290,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,290,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1958</b>
Frontage(feet): <b>55.00</b>	Bathrooms: <b>1</b>	Age: <b>67</b>
Frontage(metres): <b>16.76</b>	Full Baths: <b>1</b>	Zoning: <b>RS1</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,666.33</b>
Lot Area (sq.ft.): <b>6,710.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>010-258-825</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **Other**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT Q, PLAN NWP16973, DISTRICT LOT 464, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Finished Floor (Main):	1,700	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x13'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x9'			x	Main 3
Finished Floor (Below):	0	Main	Recreation Room	27' x12'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	13' x11'			x	
Finished Floor (Total):	1,700sq. ft.	Main	Bedroom	13' x9'			x	
Unfinished Floor:	0	Main	Bedroom	9' x9'			x	
Grand Total:	1,700sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>0</b>	# of Rooms: <b>6</b>	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

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

**Court order Sale, 3 bedroom rancher with lane in a redeloptment area. Ideal for investor to rent and hold untill such time of land assembly.**



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**Active**  
**R2988806**  
Board: V  
House/Single Family

**2748 CULTUS AVENUE**

Coquitlam  
Coquitlam East  
V3C 5A5

Residential Detached

**\$2,320,000** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,388,000**  
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2020**  
Frontage(feet): **54.20** Bathrooms: **7** Age: **5**  
Frontage(metres): **16.52** Full Baths: **6** Zoning: **RS-1**  
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,193.19**  
Lot Area (sq.ft.): **8,949.00** Rear Yard Exp: For Tax Year: **2023**  
Lot Area (acres): **0.21** P.I.D.: **001-852-574** Tax Inc. Utilities?: **No**  
Flood Plain: Tour: **Virtual Tour URL**  
View: **Yes: City and Mountains**  
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: **3 Storey**  
Construction: **Concrete, Concrete Block, Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Block**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Heat Pump, Radiant**  
Outdoor Area: **Balcony(s) Patio(s) Deck(s), Fenced Yard, Patio(s) &**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **LOT 17 DISTRICT LOT 305 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 65386**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher**

Finished Floor (Main):	1,933	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,603	Main	Bedroom	11'1 x 9'10	Above	Bedroom	11'0 x 16'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'10 x 15'7	Below	Recreation Room	20'10 x 15'7	Main 2
Finished Floor (Below):	0	Main	Dining Room	18'2 x 9'10	Below	Living Room	11'4 x 13'8	Above 4
Finished Floor (Basement):	1,933	Main	Family Room	18'3 x 18'11	Below	Kitchen	10'0 x 15'10	Bsmt 3
Finished Floor (Total):	5,469sq. ft.	Main	Kitchen	14'8 x 18'11	Below	Bedroom	11'1 x 9'10	Main 4
Unfinished Floor:	0	Main	Kitchen	7'5 x 18'11	Below	Kitchen	10'0 x 16'10	Above 3
Grand Total:	5,469sq. ft.	Main	Bedroom	13'8 x 12'4	Below	Living Room	11'4 x 13'8	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'4 x 11'9	Below	Bedroom	15'0 x 9'5	Bsmt 3
Suite: <b>Legal Suite, Unauthorized Suite</b>		Above	Walk-In Closet	5'8 x 5'1			x	
Basement: <b>Full, Fully Finished</b>		Above	Bedroom	11'4 x 13'11			x	
		Above	Walk-In Closet	4'0 x 5'11			x	
		Above	Bedroom	11'6 x 16'10			x	
		Above	Walk-In Closet	5'0 x 5'3			x	

Crawl/Bsmt. Height:

# of Levels: **3**

# of Kitchens: **4**

# of Rooms: **21**

Manuf Type:  
MHR#:

Registered in MHR?:  
CSA/BCE:

PAD Rental:  
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Royal LePage Global Force Realty**

**Royal LePage Global Force Realty**

**DATE SET FOR COURT: JULY 14 - unparalleled luxury at 2748 Cultus Ave, Coquitlam. This 8-bed residence offers breathtaking mountain and city views. The gourmet kitchen boasts an oversized island, wok kitchen, gas stoves, and premium appliances. Each bedroom features a private ensuite. Highlights include a formal dining room, spacious den, putting green, movie theatre and 2 mortgage helpers with a separate entrances. Modern upgrades encompass radiant heating, a surveillance system, custom lighting, glass railings, built-in speakers, control4 home automation and EV charging. The expansive deck provides stunning views, Priced competitively, this home represents the best value in the Lower Mainland. OPEN HOUSE Saturdays and Sunday 1pm-4pm COURT DATE JULY 14!!**



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**Active**  
**R3003997**  
Board: V  
House/Single Family

**701 DELESTRE AVENUE**

Coquitlam  
Coquitlam West  
V3K 2G1

Residential Detached

**\$2,799,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>9</b>	Approx. Year Built: <b>2010</b>
Frontage(feet): <b>95.00</b>	Bathrooms: <b>7</b>	Age: <b>15</b>
Frontage(metres): <b>28.96</b>	Full Baths: <b>7</b>	Zoning: <b>RS-1</b>
Depth / Size: <b>irregular</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$13,008.81</b>
Lot Area (sq.ft.): <b>10,248.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.24</b>	P.I.D.: <b>006-319-831</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	Tour:	
View: <b>:</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple, Open**  
Driveway Finish:  
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus: **1/2 BLOCK**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **LOT 110, PLAN NWP48832, DISTRICT LOT 3, NEW WESTMINSTER LAND DISTRICT\*\* DBL EXPOSURE ALSO LISTED AS LAND MLS R3005402\*\* PID: 800-178-508**

Amenities:

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

Features:

Finished Floor (Main):	2,016	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,580	Main	Living Room	18' x 18'	Above	Bedroom	12' x 12'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12' x 14'	Above	Bedroom	12' x 12'	Main	4
Finished Floor (Below):	2,016	Main	Dining Room	12' x 14'	Above	Bedroom	12' x 12'	Above	4
Finished Floor (Basement):	0	Main	Family Room	18' x 18'	Above	Bedroom	12' x 12'	Below	4
Finished Floor (Total):	5,612sq. ft.	Main	Eating Area	9' x 9'			x	Main	4
Unfinished Floor:	0	Main	Laundry	10' x 10'			x	Above	4
Grand Total:	5,612sq. ft.	Below	Bedroom	12' x 12'			x	Below	4
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12' x 12'			x	Main	4
Suite:		Below	Games Room	12' x 12'			x		
Basement:Full		Below	Storage	10' x 10'			x		
		Above	Primary Bedroom	16' x 16'			x		
		Above	Bedroom	12' x 12'			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Argus Estates (1983) Ltd.**

**Court-ordered sale. This custom-built 5500sqft+ luxury home offers exceptional development potential in one of Coquitlam's fastest-growing areas. Designated RM-3 Medium Density Residential in the Official Community Plan, the property supports 7+ storey apartment development (FSR 2.45) or 4-6 storey options (FSR 2.3)— buyer to verify with City of Coquitlam. Ideal for investors, builders, or end-users looking to hold or occupy while awaiting redevelopment. Located in the heart of the Lougheed City Centre Core, with convenient access to public transit, Lougheed Hwy, shopping, and upcoming infrastructure. Property sold as-is, where-is. Schedule A to accompany all offers. Court approval required. Priced well under assessment value \$3,774,000.00 - Please refer to floorplan for measurements.**