



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
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**Active**  
**R2434608**  
Board: V  
House/Single Family

**2975 COMO LAKE AVENUE**

Coquitlam  
Meadow Brook  
V3C 2B7

Residential Detached

**\$585,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$619,900</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>9999</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>7,410.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$2,725.78</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?: <b>Yes</b>			P.I.D.: <b>004-274-105</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **1 Storey, Basement Entry**  
Construction: **Concrete, Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Other**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal, Community**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water: **N**

Total Parking: **6** Covered Parking: **1** Parking Access: **Side**  
Parking: **Add. Parking Avail.**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **4 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Concrete, Mixed**

Legal: **LOT 262, PLAN NWP50951, DISTRICT LOT 378, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Shared Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Private Yard, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'9 x 8'4			x			x
Main	Bedroom	12'5 x 11'9			x			x
Main	Bedroom	9'11 x 9'5			x			x
Main	Living Room	19'3 x 17'6			x			x
Main	Kitchen	17'4 x 11'1			x			x
Main	Other	19' x 16'			x			x
Below	Bedroom	10'3 x 9'7			x			x
Below	Bedroom	10'3 x 10'			x			x
Below	Flex Room	12'6 x 6'9			x			x
		x			x			x
Finished Floor (Main):	1,051	# of Rooms:9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:	
Finished Floor (Below):	417	# of Levels: 2	2	Main	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite: None	3				Pool:	
Finished Floor (Total):	1,468 sq. ft.	Crawl/Bsmt. Height: 4'	4				Garage Sz: 273sqft	
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement:5	5				Grg Dr Ht:	
Grand Total:	1,468 sq. ft.	Basement: Crawl, Full, Partly Finished	6					
			7					
			8					

Listing Broker(s): **Sutton Group-West Coast Realty**

**House needs TLC. Court date is May 28th price of \$550K. Video or telephone conferencing session. SOLD MAY 28TH IN COURT AT \$651,666.00.**



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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2444356**

Board: V  
House/Single Family

**1392 KENNEY STREET**

Coquitlam  
Westwood Plateau  
V3E 2R1

Residential Detached

**\$999,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>49.00</b>	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1991</b>
Depth / Size: <b>84/49/82</b>	Bathrooms:	<b>4</b>	Age: <b>29</b>
Lot Area (sq.ft.): <b>5,024.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS4</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$4,346.05</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>015-139-697</b>
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Wood**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **6** Parking Access:  
Parking: **Garage; Double, Open**  
Dist. to Public Transit: **2** Dist. to School Bus: **4**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 40, PLAN NWP83458, DISTRICT LOT 4838, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Bsmt	Living Room	18' x 15'6"			x
Main	Dining Room	12' x 9'	Bsmt	Bedroom	11' x 8'6"			x
Main	Kitchen	15' x 14'	Bsmt	Bedroom	14' x 8'			x
Main	Den	9'6" x 9'6"	Bsmt	Bedroom	11'6" x 7'			x
Main	Family Room	12'0" x 10'			x			x
Above	Master Bedroom	15' x 14'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	13' x 12'			x			x
Bsmt	Dining Room	14' x 8'5"			x			x

Finished Floor (Main): **1,440**  
Finished Floor (Above): **960**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,180**  
Finished Floor (Total): **3,580 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,580 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **3** Beds not in Basement: **4**  
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>5</b>	<b>Yes</b>
2	<b>Above</b>	<b>4</b>	<b>No</b>
3	<b>Main</b>	<b>2</b>	<b>No</b>
4	<b>Bsmt</b>	<b>3</b>	<b>No</b>
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

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

**This CORNER LOT home is situated in the much sought after Westwood Plateau area. From the time you enter the tiled foyer of this home & notice the elegant curved staircase you will be impressed by all the features this home has to offer. The formal sunken living room features a mantled gas F/P. The dining room has a hutch set back. The gourmet kitchen w/sunlight ceiling is open, bright & white. There is also a generous eating area in the kitchen. Sliding glass doors lead out onto a south facing sundeck. Adjoining the kitchen is a cozy sunken family room w/fireplace for those chilly winter evenings. Four bedrooms upstairs! Basement with potential in law or nanny accommodations with additional three bedrooms and full bath. 'AS IS-WHERE IS'. NEXT SHOWING THURS MAY 28 10AM-12PM BY APPOINTMENT.**