



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

Keller Williams Elite Realty  
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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2341878**  
Board: V  
House/Single Family

**1315 PITT RIVER ROAD**

Port Coquitlam  
Citadel PQ  
V3C 1N8

Residential Detached

**\$725,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>34.17</b>	Original Price: <b>\$725,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1914</b>
Depth / Size:	Bathrooms:	<b>2</b>	Age: <b>105</b>
Lot Area (sq.ft.): <b>4,168.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-3</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,464.91</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-501-712</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Other**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Carport; Single**

Dist. to Public Transit: **IMMEDIAT** Dist. to School Bus: **2 BLOCKS**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Other**

Legal: **LOT 1, PLAN NWP2309, DISTRICT LOT 232, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 12'0			x			x
Main	Kitchen	10'0 x 10'0			x			x
Main	Dining Room	7'0 x 12'0			x			x
Main	Bedroom	9'0 x 11'4			x			x
Main	Master Bedroom	9'8 x 16'0			x			x
Main	Bedroom	9'8 x 14'0			x			x
Bsmt	Kitchen	11'0 x 10'0			x			x
Bsmt	Bedroom	13'0 x 10'0			x			x
Bsmt	Bedroom	12'0 x 11'0			x			x
Bsmt	Living Room	20'0 x 16'0			x			x

Finished Floor (Main):	<b>1,128</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,015</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total):	<b>2,143 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>113</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total:	<b>2,256 sq. ft.</b>		7				
			8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

**Three bedroom house with a basement. Lane access. It is immediate to bus route and Mary Hill Bypass for easy commute. Interior pictures are not available at this time. Not many houses available in this price range with suite.**



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**Active**  
**R2333284**

Board: V  
House/Single Family

**2827 COMMONWEALTH STREET**

Port Coquitlam  
Glenwood PQ  
V3B 5V6

Residential Detached

**\$789,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>49.99</b>	Original Price: <b>\$868,800</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1980</b>
Depth / Size: <b>108</b>	Bathrooms:	<b>3</b>	Age: <b>39</b>
Lot Area (sq.ft.): <b>5,400.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$3,519.76</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>005-164-958</b>
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type:

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2012**  
R.I. Plumbing: **Yes**  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School Bus: **1.5**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 342 DISTRICT LOT 466 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53730**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'3 x 11'6			x			x
Main	Family Room	11'9 x 9'0			x			x
Main	Master Bedroom	13'3 x 10'0			x			x
Main	Bedroom	9'10 x 9'0			x			x
Main	Bedroom	9'0 x 8'0			x			x
Bsmt	Kitchen	11'3 x 8'3			x			x
Bsmt	Living Room	16'2 x 13'7			x			x
Bsmt	Dining Room	13'0 x 10'7			x			x
Bsmt	Laundry	5'0 x 3'0			x			x
Bsmt	Foyer	12'0 x 6'0			x			x

Finished Floor (Main):	<b>1,152</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>770</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,922 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>50</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>1,972 sq. ft.</b>	Basement: <b>Fully Finished, Part, Separate Entry</b>	6				
			7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

**Wow!! Located 1 block from Imperial Park, with grass area, kids swings and tennis court and a very convenient location close to bus stops, Lougheed Hwy and a few blocks to a school. As well Oxford Market is so close with all sorts of trendy shops and restaurants. Clean basement home with a unique layout for an in-law accommodation. The upper master bedroom is walled off from the rest of the upstairs, used by your in-laws in the basement. Some upgrades include both kitchens, flooring and paint. Lots of open driveway parking as well as a single garage. nice large fully fenced backyard with lots of trees for privacy. Basement with separate entry and a shared laundry.**