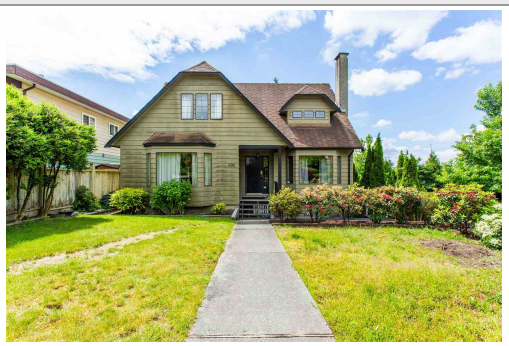
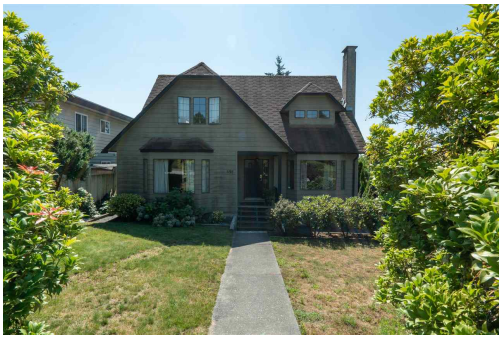
R2456352
Active
House/Single Family
Residential Detached

698 QUADLING AVENUE

Coquitlam
Coquitlam West

$1,866,900 (LP)
(SP)
Sold Date:





Total Bedrooms	3	**TotalPrkng**	3	**Days On Market**	100
Total Baths	3	**Exterior Finish**	MIXED	**Fireplaces**	0
# of Kitchens	1	**Gross Taxes**	$5,721.18	**Outdoor Area**	BALC
FlArTotFin	4,065	**Yr Blt**	1983	**Lot Sz (Sq.Ft.)**	6,223.00
#FinFlrLev	2	**Occupancy**	Owner	**FrontageFt**	49.00
Type of Dwelling	HOUSE	**Floor Finish**	MIXED	**Depth**	127
Style of Home	2ST			**Fuel/Heating**	Natural Gas

Coquitlam West RM-3 Multi-Storey medium density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. The site falls within the core and shoulder area of Coquitlam's Transit-Oriented Development Strategy. The properties are located along major transit nodes in the centre of Coquitlam, near the new Evergreen SkyTrain expansion. OCP allows for a Medium Density Development Site 7-8 Stories with an FSR of 2.45 or a 4-6 story development with an FSR of 2.3 Please go to Realtors web site for feature sheet and more info including Site Video

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"

R2456352
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House/Single Family
Residential Detached

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Coquitlam West

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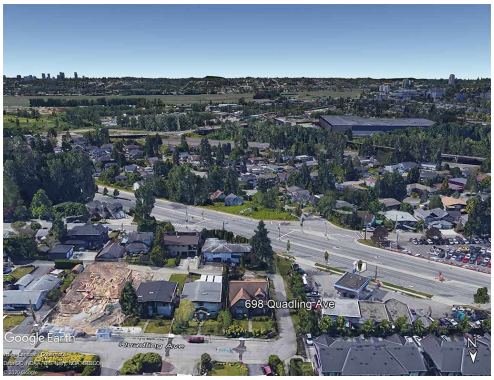

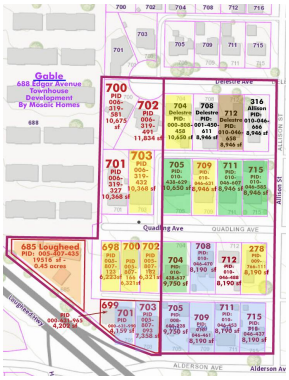

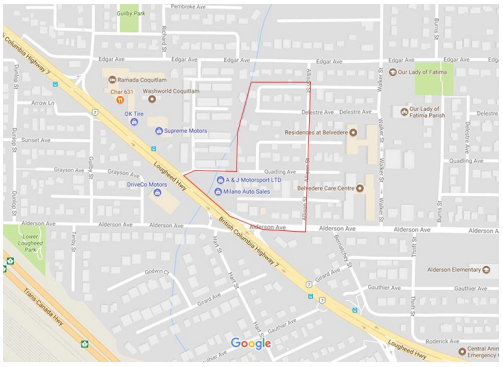

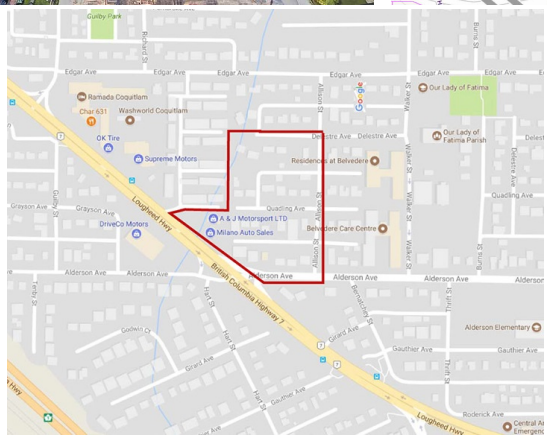

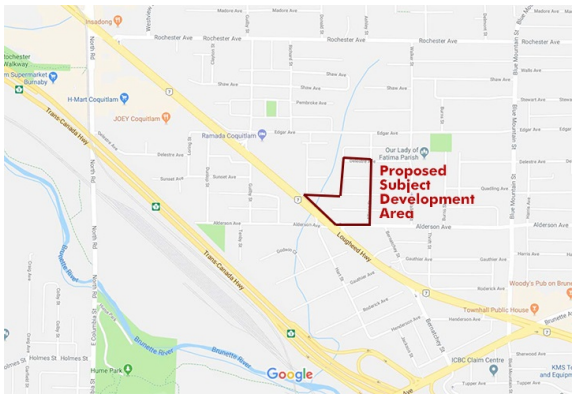

Active
R2456352
Board: V, Detached
House/Single Family

698 QUADLING AVENUE

Coquitlam
Coquitlam West
V3K 1Z8

$1,988,000 (LP)
(SP)

Days on Market:	**362**	List Date:	**5/14/2020**	Expiry Date:	**11/8/2021**
Previous Price:	**$1,866,900**	Original Price:	**$1,866,900**	Sold Date:	
Meas. Type:	**Feet**	Frontage (feet):	**49.00**	Approx. Year Built:	**1983**
Depth / Size:	**127**	Frontage (metres):	**14.94**	Age:	**38**
Lot Area (sq.ft.):	**6,223.00**	Bedrooms:	**3**	Zoning:	**RES**
Flood Plain:	**No**	Bathrooms:	**3**	Gross Taxes:	**$5,721.18**
Council Apprv?:		Full Baths:	**3**	For Tax Year:	**2019**
Rear Yard Exp:	**South**	Half Baths:	**0**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**005-807-123**
View:	**Yes: VALLEY**			Tour:	**Virtual Tour URL**
Complex / Subdiv:					
Services Connected:	**Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewe...**				
Sewer Type:	**City/Municipal**				

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed**		
Foundation:	**Concrete Perimeter**	CSA/BCE:	
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**0**	R.I. Fireplaces:	**0**
Fireplace Fuel:	**None**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Natural Gas**		
Outdoor Area:	**Balcony(s)**		
Type of Roof:	**Asphalt**		

Total Parking:	**3**	Covered Parking:	Parking Access:
Parking:	**Garage; Double**		
Dist. to Public Transit:	**1**		Dist. to School Bus: **1**
Title to Land:	**Freehold NonStrata**		
Seller's Interest:	**Registered Owner**		
Property Disc.:	**Yes:**		
PAD Rental:			
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**:**		
Registered:			
Floor Finish:	**Mixed**		

Legal: **LOT 103, PLAN NWP59735, DISTRICT LOT 1&3, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions
Main	**Living Room**	**12'0 x 10'0**
Main	**Dining Room**	**10'0 x 9'0**
Main	**Kitchen**	**8'0 x 7'0**
Main	**Master Bedroom**	**12'0 x 11'0**
Below	**Bedroom**	**11'0 x 11'0**
Below	**Bedroom**	**11'0 x 10'0**
	x	
	x	
	x	
	x	

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**2,710**
Finished Floor (Above):	**0**
Finished Floor (Below):	**1,355**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**4,065 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,065 sq. ft.**

# of Rooms: **6**
# of Kitchens: **1**
# of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement:**3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Main**	**4**	**No**
3	**Below**	**4**	**No**
4			
5			
6			
7			
8			

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

List Broker 1: **RE/MAX Crest Realty - OFC: 604-602-1111**
List Broker 2: **Sutton Group-West Coast Realty - Office: 604-714-1700**
List Broker 3:
List Desig Agt 1: **Les Twarog - Phone: 604-671-7000** **team@6717000.com**
List Desig Agt 2: **David Hutchinson PREC* - Phone: 778-839-5442** 3:
Sell Broker 1:
Sell Sales Rep 1: 2: 3:
Owner: **DONALD FREDERICK DINGMAN**
Commission: **3.22% ON THE 1ST $100,000; 1.1625% ON THE BALANCE.**

Appointments: **Phone L.R. First**
Call: **LES TWAROG**
Phone: **604-671-7000**

Occupancy: **Owner**

Realtor Remarks: **Website for development site - www.quadling.ca – Link for additional info https://bcforsale.net/m-v33292-364-33292-2/698-quadling-ave, Feature Sheet https://bccondos.net/uploads/vancouver33418/master_quadling_featuresheet.pdf**

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Detailed Tax Report

Property Information

Prop Address	698 QUADLING AV	**Jurisdiction**	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	**Neighborhood**	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	**SubAreaCode**	VCQCW
PropertyID	005-807-123	**BoardCode**	V
PostalCode	V3K 1Z8		

Property Tax Information

TaxRoll Number	00902003	**Gross Taxes**	$6,301.61
Tax Year	2020	**Tax Amount Updated**	07/16/2020

More PIDS

005-807-123

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP59735	103		1&3	36				

Legal FullDescription

LOT 103, PLAN NWP59735, DISTRICT LOT 1&3, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		**Depth**	
Lot Size	6223 SQUARE FEET	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1983		
BCA Description	2 STY SFD - AFTER 1960 - MODERN STD	**Zoning**	
WaterConn			
BCAData Update	04/09/2020		

Supplementary Property Info

BedRooms	3	**Foundation**	BASEMENT
Full Bath	2	**Half Bath2**	1
Half Bath3		**Stories**	2
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	1

Actual Totals

Land	Improvement	Actual Total
$1,496,000.00	$18,400.00	$1,514,400.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$1,496,000.00	$18,400.00	$0.00	$0.00	$1,514,400.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$1,496,000.00	$18,400.00	$0.00	$0.00	$1,514,400.00

Sales History Information

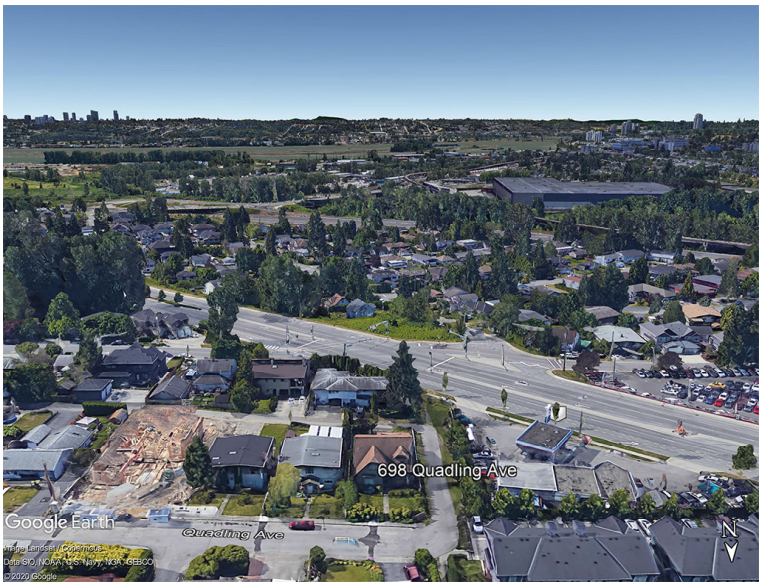
Sale Date	Sale Price	Document Num	SaleTransaction Type
10/15/1980	$37,500.00	S106278E	VACANT SINGLE PROPERTY TRANSACTION
8/15/1980	$1.00	S75165E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Husky
Google

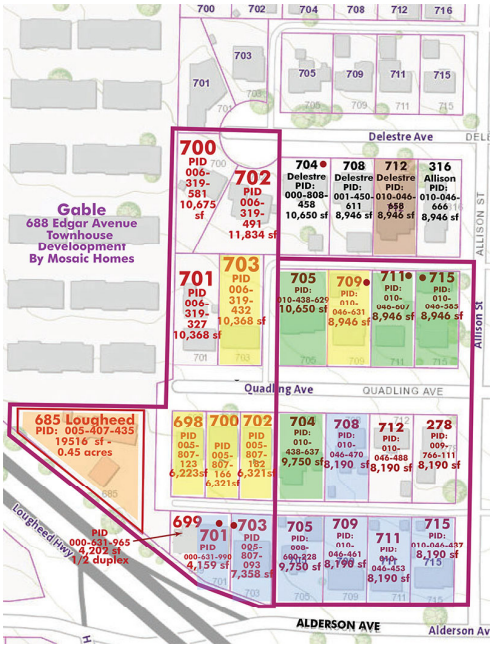
698 Quadling Ave
7
Google Earth

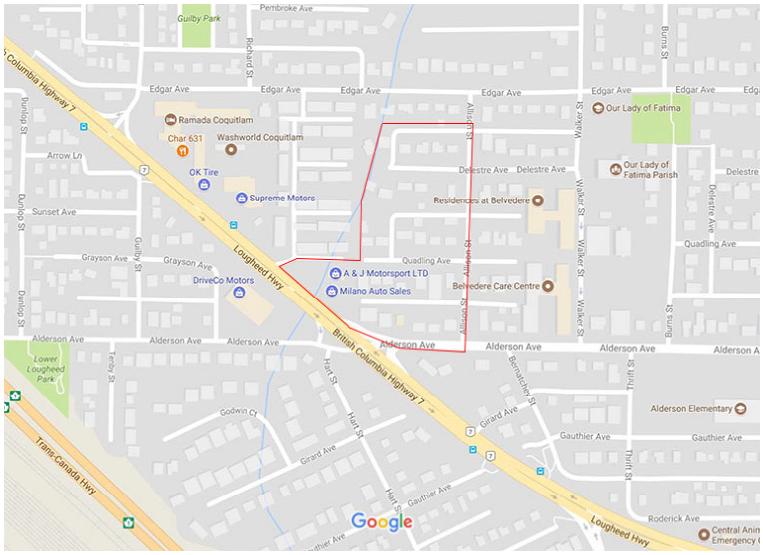
698 Quadling Ave
Google Earth

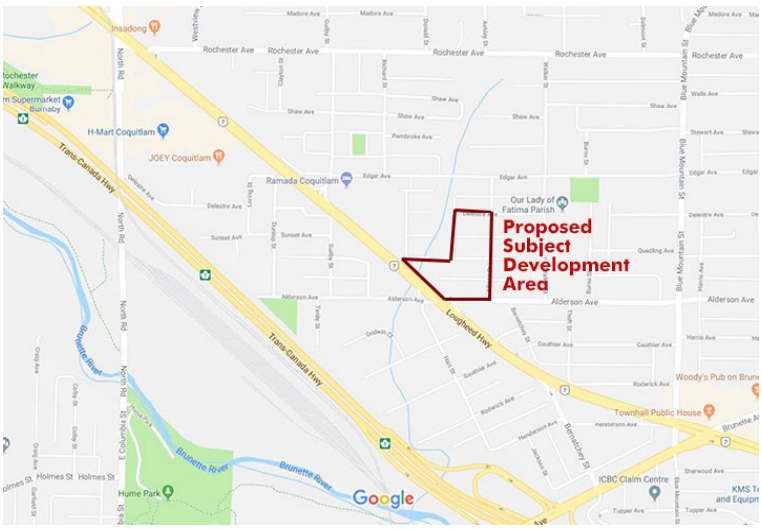
698 Quadling Ave
Google Earth


698 Quadling Ave
Quadling Ave
Google Earth

698 Quadling Ave
Google Earth


Gable
688 Edgar Avenue
Townhouse
Development
By Mosaic Homes
700
PID 006-319-581
10,675 sf
702
PID 006-319-491
11,834 sf
701
PID 006-319-327
10,368 sf
703
PID 006-319-432
10,368 sf
704 Delestre PID: 000-808-458 10,650 sf
708 Delestre PID: 001-450-611 8,946 sf
712 Delestre PID: 010-046-488 8,946 sf
316 Allison PID: 010-046-666 8,946 sf
705 PID: 010-438-629 10,650 sf
709 PID: 010-046-631 8,946 sf
711 PID: 010-046-607 8,946 sf
715 PID: 010-046-585 8,946 sf
685 Lougheed
PID: 005-407-435
19516 sf - 0.45 acres
698 PID 005-807-123 6,223sf
700 PID 005-807-166 6,321sf
702 PID 005-807-182 6,321sf
704 PID: 010-438-637 9,750 sf
708 PID: 010-046-470 8,190 sf
712 PID: 010-046-488 8,190 sf
278 PID: 009-786-111 8,190 sf
699
PID 000-631-990
4,202 sf
1/2 duplex
701 PID 005-807-093 7,358 sf
703 PID 005-807-093
705 PID: 000-690-828 9,750 sf
709 PID: 010-046-461 8,190 sf
711 PID: 010-046-453 8,190 sf
715 PID: 010-046-437 8,190 sf
Delestre Ave
Quadling Ave
QUADLING AVE
ALLISON ST
Allison St
ALDERSON AVE
Alderson Av


Guilby Park
Pembroke Ave
Edgar Ave
Ramada Coquitlam
Char 631
Washworld Coquitlam
OK Tire
Supreme Motors
Our Lady of Fatima
Our Lady of Fatima Parish
Residences at Belvedere
Sunset Ave
Arrow Ln
Grayson Ave
DriveCo Motors
A & J Motorsport LTD
Milano Auto Sales
Belvedere Care Centre
Quadling Ave
Delestre Ave
Alderson Ave
Lower Lougheed Park
Godwin Ct
Girard Ave
Gauthier Ave
Alderson Elementary
Roderick Ave
Central Anim Emergency
Lougheed Hwy
British Columbia Highway 7
Trans-Canada Hwy
Google


Insadong
H-Mart Coquitlam
JOEY Coquitlam
Ramada Coquitlam
Our Lady of Fatima Parish
Proposed Subject Development Area
Rochester Ave
Pembroke Ave
Alderson Ave
Lougheed Hwy
Trans-Canada Hwy
Brunette River
Hume Park
Townhall Public House
Woody's Pub on Brune
ICBC Claim Centre
Google

Gable
688 Edgar Avenue Townhouse Developoment By Mosaic Homes

700 702 704 708 712 716

703 705 709 711 715

701

Delestre Ave

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PID 006-319-581
10,675 sf

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PID 006-319-491
11,834 sf

704
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PID: 000-808-458
10,650 sf

708
Delestre
PID: 001-450-611
8,946 sf

712
Delestre
PID: 010-046-658
8,946 sf

316
Allison
PID: 010-046-666
8,946 sf

ALLISON ST

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PID 006-319-327
10,368 sf

703
PID 006-319-432
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PID: 010-046-631
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PID: 010-046-585
8,946 sf

Allison St

Quadling Ave

QUADLING AVE

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19516 sf -
0.45 acres

698
PID 005-807-123
6,223sf

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PID 005-807-166
6,321sf

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9,750 sf

708
PID: 010-046-470
8,190 sf

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PID: 010-046-488
8,190 sf

278
PID: 009-766-111
8,190 sf

Lougheed Hwy

PID 000-631-965
4,202 sf
1/2 duplex

699

701
PID 000-631-990
4,159 sf

703
PID 005-807-093
7,358 sf

705
PID: 008-600-228
9,750 sf

709
PID: 010-046-461
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PID: 010-046-437
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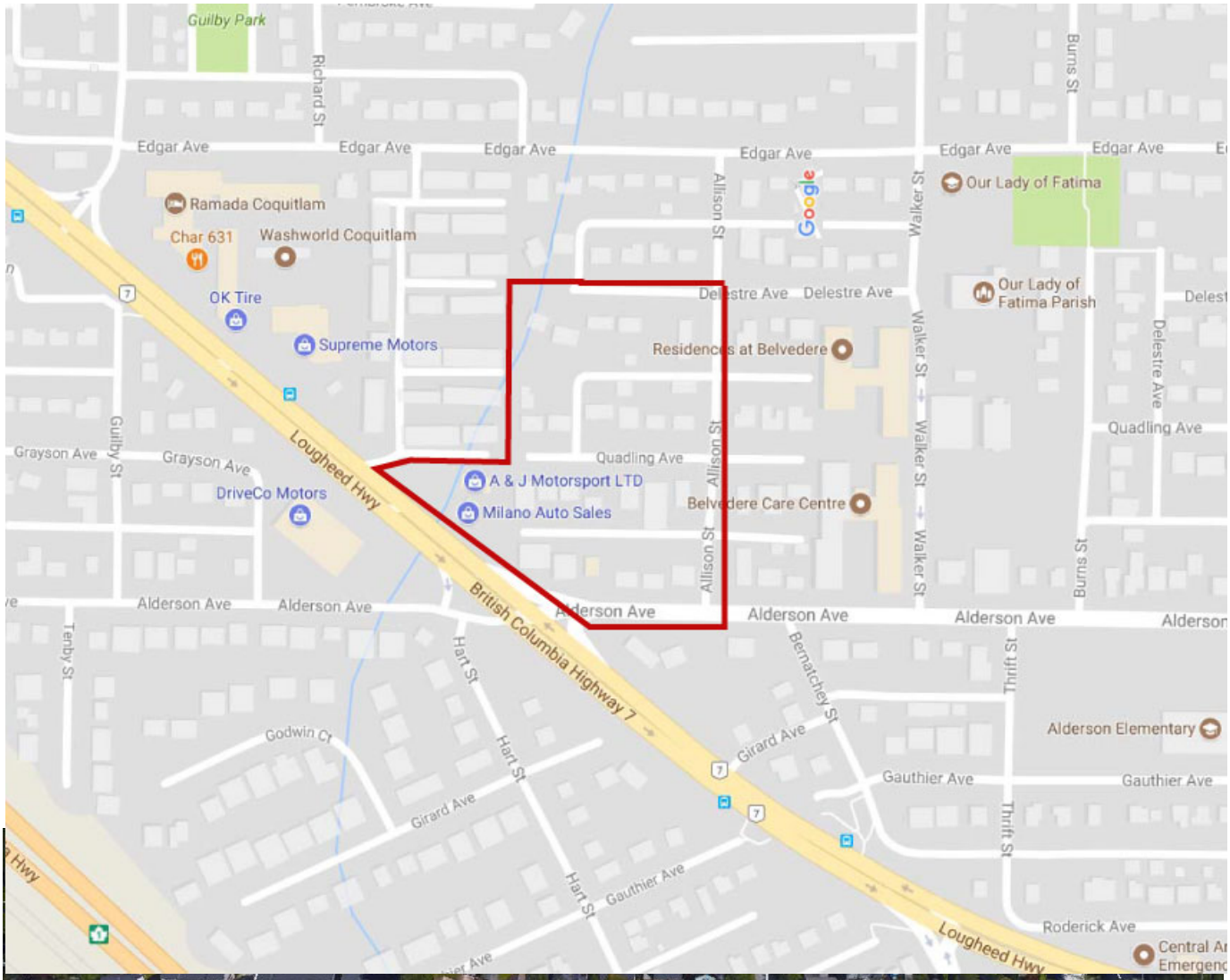
ALDERSON AVE

Alderson Av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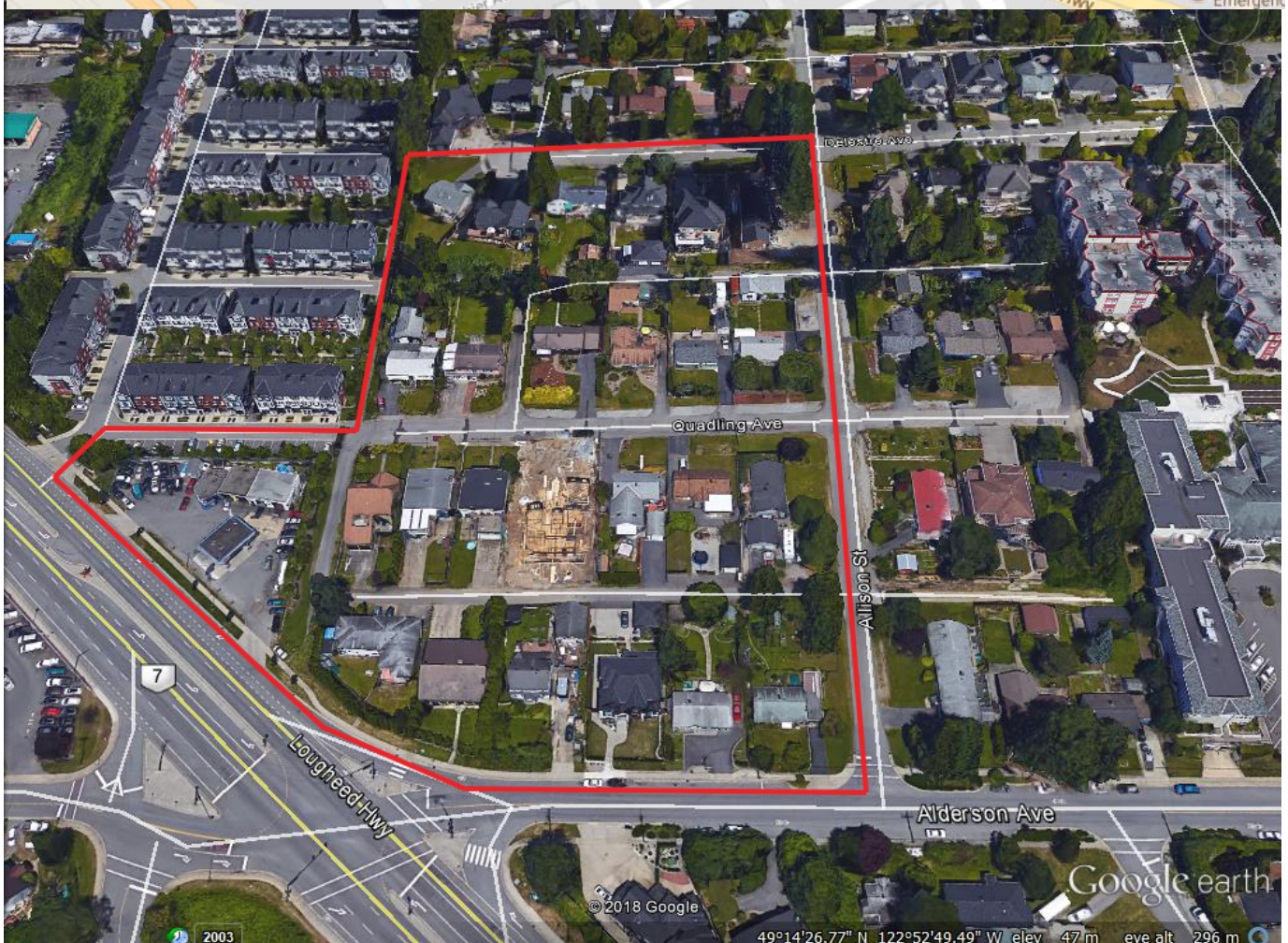
Quadling Ave
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Alderson Ave
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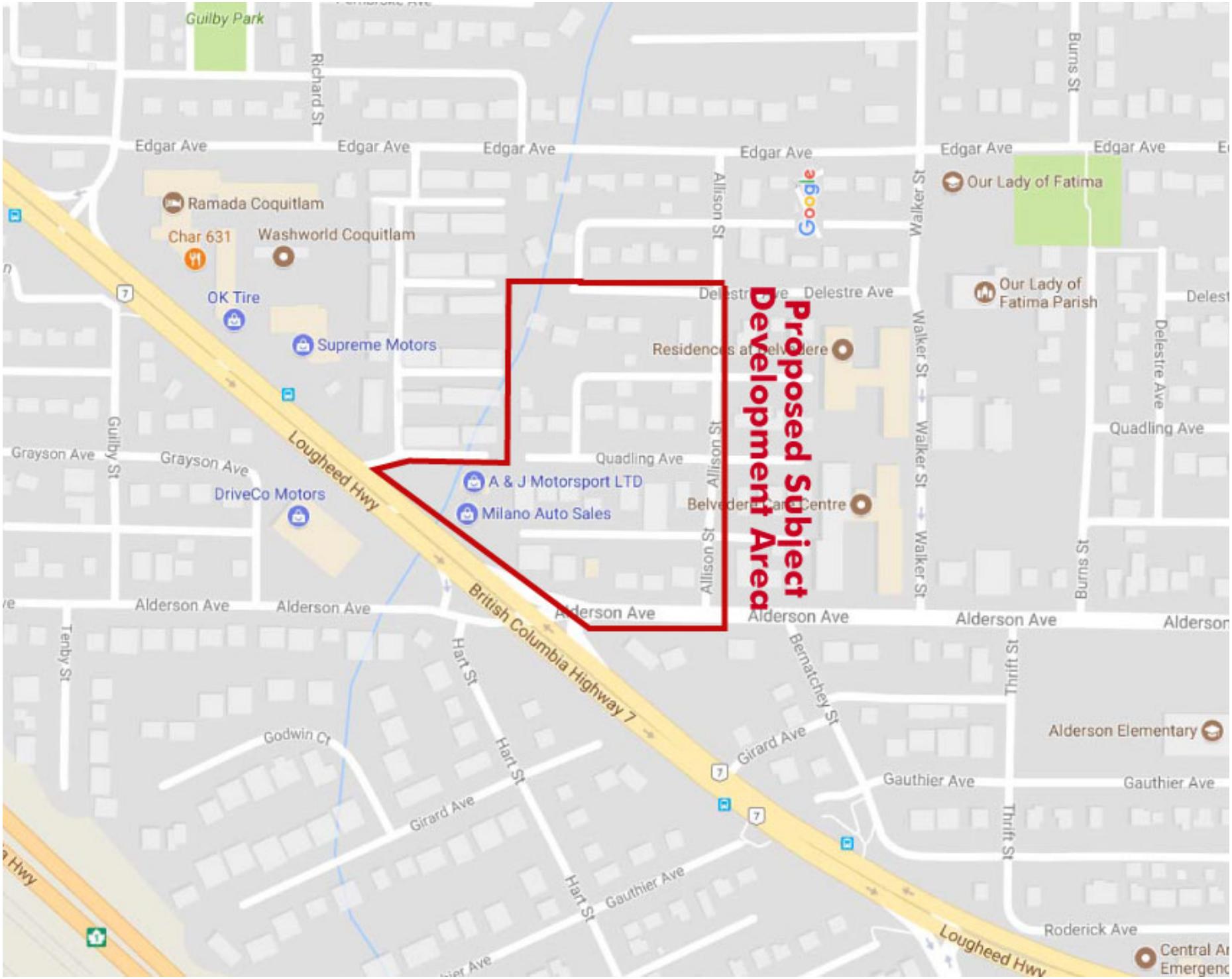
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Hart St
Godwin Ct
Girard Ave
Gauthier Ave
Bernatchey St
Thrift St
Alderson Elementary
Roderick Ave
Central Ar
Emergenc

SnapStats® COQUITLAM MARCH 2021

Price Band & Bedroom *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	1	1	100%
800,001 – 900,000	1	0	NA
900,001 – 1,000,000	3	5	167%*
1,000,001 – 1,250,000	16	23	144%*
1,250,001 – 1,500,000	60	47	78%
1,500,001 – 1,750,000	37	50	135%*
1,750,001 – 2,000,000	43	31	72%
2,000,001 – 2,250,000	14	7	50%
2,250,001 – 2,500,000	30	6	20%
2,500,001 – 2,750,000	16	3	19%
2,750,001 – 3,000,000	25	3	12%
3,000,001 – 3,500,000	13	1	8%
3,500,001 – 4,000,000	3	0	NA
4,000,001 & Greater	2	0	NA
TOTAL*	265	177	67%
2 Bedrooms & Less	16	3	19%
3 to 4 Bedrooms	98	73	74%
5 to 6 Bedrooms	104	73	70%
7 Bedrooms & More	47	28	60%
TOTAL*	265	177	67%

SnapStats®	February	March	Variance
Inventory	204	265	30%
Solds	101	177	75%
Sale Price	$1,550,000	$1,565,000	1%
Sale Price SQFT	$529	$560	6%
Sale to List Price Ratio	103%	104%	1%
Days on Market	8	8	0%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	22	20	91%
Canyon Springs	1	0	NA
Cape Horn	7	5	71%
Central Coquitlam	41	28	68%
Chineside	5	5	100%
Coquitlam East	17	16	94%
Coquitlam West	69	20	29%
Eagle Ridge	3	5	167%*
Harbour Chines	3	4	133%*
Harbour Place	7	3	43%
Hockaday	2	1	50%
Maillardville	22	14	64%
Meadow Brook	7	2	29%
New Horizons	3	11	367%*
North Coquitlam	1	0	NA
Park Ridge Estates	0	0	NA
Ranch Park	13	18	138%*
River Springs	1	2	200%*
Scott Creek	5	2	40%
Summitt View	0	0	NA
Upper Eagle Ridge	3	2	67%
Westwood Plateau	33	18	55%
Westwood Summit	0	1	NA*
TOTAL*	265	177	67%

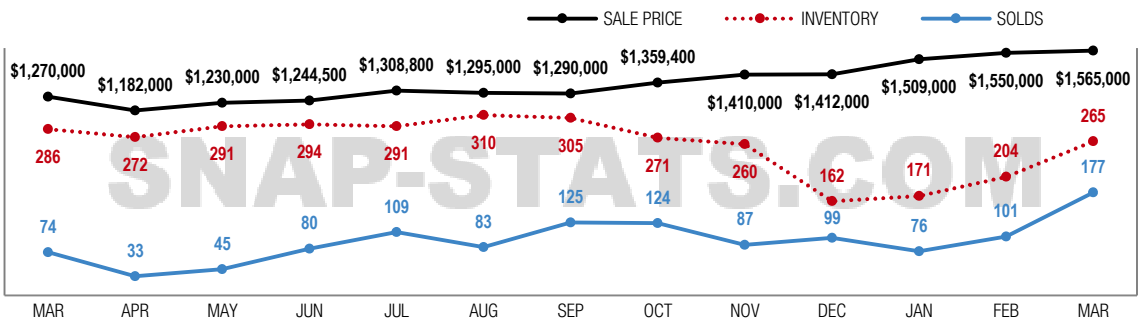
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 67% Sales Ratio average (6.7 in 10 homes selling rate)
- Homes are selling on average 4% above list price
- Most Active Price Band** $1 mil to $1.25 mil with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3 mil to $3.5 mil, Coquitlam West, Maillardville, Westwood Plateau and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in New Horizons, Ranch Park and 3 to 4 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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Compliments of...

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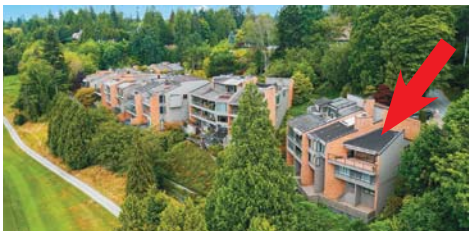
我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jenny Wu 778.776.7190

DOWNTOWN - NELSON & SEYMOUR
2003-999 Seymour **$899,000**

999 Seymour by Townline Homes built in 2016, best South/West corner 711 s/f, 2 bedroom + den unit in building. Features large balcony and I/S air conditioning.



SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street **$3,800,000**

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.

YALETOWN SPECTRUM TOWER 1
3101-111 W. Georgia **$958,000**

Located on the best water view side of Spectrum complex, upgraded 2 bedroom + den, 814 s/f unit with amazing water view. Market rent $3500/mo.

WEST END CONCRETE SUB P/H
1804-1277 Nelson **$1,295,000**

Welcome to "The Jetson". Totally renovated 935 s/f, 2 bedroom, 2 bathroom sub-pehouse ($150k spent in 2020). Features h/w floors, stainless appliances, ceasarstone waterfall counters & huge 270 s/f South/West view deck.

MOUNT PLEASANT DEV. SITE
2016 Ontario **$2,228,000**

Two homes, side by side with option for a third home. Potential for a 3 storey mixed use development. Ad is for this house only.

CASH COW - HASTINGS & MAIN
337-339 E. Hastings **$2,245,000**

6166 s/f mixed use building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll.

WEST OF DENMAN
2101-1850 Comox **$415,000**

534 s/f fabulous executive style one bedroom unit with fantastic view. Leasehold - prepaid non strata. Totally renovated with stainless steel appliances, granite counters & custom built-ins - need 35% down.

41ST & GRANVILLE DEV. SITE
5800 Block Granville **$16M**

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potnetial to aquire the other 2 homes on either side. Call for more details.

COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES
700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site – Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca

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SHAUGHNESSY 27,000 S/F LOT

1080 Wolfe $13,888,000

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house.

SECOND SHAUGHNESSY 4500 S/F NEW HOME

1050 W. 26th Avenue $7,980,000

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaugnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.

1138 MATTHEWS OFFERED AT $16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.

1975 W 18th – SHAUGHNESSY Lot $7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at $5500/mo. Call for more info.