

Dear Coquitlam Homeowner:

January 31, 2018

This is Les Twarog from RE/MAX Crest Realty & David Hutchinson from Sutton Group West Coast Realty--two of the largest real estate companies in North America. We have recently assembled numerous development sites in Coquitlam and have a network of reputable developers that are interested in land assemblies in your area. Several of you neighbors have come on board and listed with us in the last few weeks.

If you are interested in committing to our proposal, we may be able to bring you an attractive offer after you and most of your neighbours agree to sell with us. We have sold similar Coquitlam projects to your property at approx. \$400/sf. If you have any interest in selling or have any questions regarding this letter, please contact us so we can discuss this opportunity in greater detail:

Les 604-671-7000 (les@6717000.com)

David 778-839-5442 (dhutchinson@sutton.com).

Thank you for your time, sincerely,



Les Twarog RE/MAX Crest Realty | David Hutchinson Sutton West Coast Realty



Coquitlam Land Assembly

709 QUADLING AVENUE

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Frontage (feet): **63.47** Approx. Year Built: **1955**
 Depth / Size (ft.): **141.58** Bedrooms: **4** Age: **61**
 Lot Area (sq.ft.): **8,946.00** Bathrooms: **2** Zoning: **SFD**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$5,051**
 Rear Yard Exp: **North** Half: **0** For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-046-631**

View: **Yes: SOME VIEW OF FRASER RIVER, NEW**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Other, Stucco**
 Foundation: **Concrete Slab**
 Rain Screen: **Full**
 Renovations: **Completely**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2015**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **8** Covered Parking: **3** Parking Access: **Front, Lane**
 Parking: **Add. Parking Avail., Detached Grge/Carport, RV Parking Avail.**

Dist. to Public Transit: **1** Dist. to School: **2**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL NWP15059 LT 18 DL 1&3 LD 36**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Disposal - Waste, Fireplace Insert, Garage Door Opener, Microwave, Pantry, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Main	Patio	22'6 x 9'			x
Main	Kitchen	19'8 x 10'	Main	Other	36' x 20'			x
Main	Dining Room	16'4 x 10'5						x
Main	Master Bedroom	20'10 x 12'10						x
Main	Bedroom	19'11 x 9'4						x
Main	Bedroom	12' x 8'						x
Main	Bedroom	10' x 8'						x
Main	Kitchen	8' x 6'						x
Main	Foyer	6' x 6'						x
Main	Laundry	6' x 6'						x

Finished Floor (Main):	1,521	# of Rooms:	12	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes	Barn:	
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	Legal Suite	3				Pool:	
Finished Floor (Total):	1,521 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:	36X20
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:	
Grand Total:	1,521 sq. ft.	Basement:	None	6					
				7					
				8					

Listing Broker(s): **Sutton Group-West Coast Realty** **Re/Max Crest Realty Westside - Sutton Group-West Coast Realty**

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. Call Les Twarog at 604-671-7000 les@6717000.com from Re/max Crest Realty or co-list agent David Hutchinson PREC* from Sutton West Coast Realty at 778-839-5442 dhutchinson@sutton.com



Coquitlam Land Assembly

700 QUADLING AVENUE

Call **REALTOR** For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Frontage (feet): **50.00** Approx. Year Built: **1983**
 Depth / Size (ft.): **126** Bedrooms: **5** Age: **22**
 Lot Area (sq.ft.): **6,321.00** Bathrooms: **3** Zoning: **SFD**
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$4,875**
 Rear Yard Exp: **Southwest** Half: **0** For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-807-166**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Slab**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

Dist. to Public Transit: **2 BLK** Dist. to School: **2 BLK**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 59735 LT 104 DL 1 & 3 LD 36**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'	Below	Living Room	14' x 11'			x
Main	Dining Room	11' x 9'	Below	Kitchen	12' x 11'			x
Main	Kitchen	11' x 9'	Below	Bedroom	15' x 10'			x
Main	Eating Area	11' x 7'			x			x
Main	Master Bedroom	17' x 13'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Bedroom	13' x 9'			x			x
Below	Foyer	11' x 7'			x			x
Below	Family Room	21' x 12'9"			x			
Below	Bedroom	13' x 9'			x			

Finished Floor (Main):	1,370	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,370	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,740 sq. ft.	Crawl/Bsmt. Height:	4		0	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 5	5		0	No	Door Height:
Grand Total:	2,740 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6				
			7				
			8				

Listing Broker(s):

Re/Max Crest Realty Westside - Sutton Group-West Coast Realty

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. Call Les Twarog at 604-671-7000 les@6717000.com from Re/max Crest Realty or co-list agent David Hutchinson PREC* from Sutton West Coast Realty at 778-839-5442 dhutchinson@sutton.com

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

02/06/2018 01:30 PM



Coquitlam Land Assembly

702 QUADLING AVENUE

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Frontage (feet): **49.00** Approx. Year Built: **1979**
 Depth / Size (ft.): **129** Bedrooms: **5** Age: **25**
 Lot Area (sq.ft.): **6,321.00** Bathrooms: **5** Zoning: **RES**
 Flood Plain: Full Baths: **5** Gross Taxes: **\$4,723**
 Rear Yard Exp: Half: **0** For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **005-807-182**

View: :
 Complex / Subdiv:
 Services Connected:

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior:
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Other**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School
 Seller's Interest:
 Property Disc.:
 PAD Rental:
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LT 105 DL 1 & 3 PL 59735**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 16'0	Bsmt	Kitchen	10'0 x 14'0			x
Main	Dining Room	9'0 x 10'0	Bsmt	Living Room	10'0 x 17'0			x
Main	Kitchen	10'0 x 11'0			x			x
Main	Eating Area	6'0 x 11'0			x			x
Main	Master Bedroom	15'0 x 13'0			x			x
Main	Bedroom	10'0 x 13'0			x			x
Main	Bedroom	9'0 x 13'0			x			x
Bsmt	Bedroom	10'0 x 13'0			x			x
Bsmt	Bedroom	9'0 x 13'0			x			x
Bsmt	Recreation	14'0 x 18'0			x			x

Finished Floor (Main):	1,365	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1		4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2		3	No	Workshop/Shed:
Finished Floor (Basement):	1,300	Suite:	3		4	No	Pool:
Finished Floor (Total):	2,665 sq. ft.	Crawl/Bsmt. Height:	4		4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5		4	No	Door Height:
Grand Total:	2,665 sq. ft.	Beds not in Basement: 3	6				
		Basement: Full, Fully Finished	7				
			8				

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02/06/2018 01:30 PM



Coquitlam Land Assembly

703 QUADLING AVENUE

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Depth / Size (ft.):	162	Frontage (feet):	64.00	Approx. Year Built:	1978
Lot Area (sq.ft.):		Bedrooms:	5	Age:	25
Flood Plain:		Bathrooms:	3	Zoning:	SFD
Rear Yard Exp:		Full Baths:	2	Gross Taxes:	\$5,392
Approval Req?:		Half:	1	For Tax Year:	2017
If new, GST/HST inc?:				Tax Inc. Utilities?:	
				P.I.D.:	006-319-432

View: _____
Complex / Subdiv: _____
Services Connected: _____

Style of Home:		Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood		Parking: Other		
Exterior: Wood		Dist. to Public Transit: NR	Dist. to School: NR	
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata		
Rain Screen:		Seller's Interest:		
Renovations:	Reno. Year:	Property Disc.:		
# of Fireplaces: 2	R.I. Plumbing:	PAD Rental:		
Fireplace Fuel: Wood	R.I. Fireplaces: 0	Fixtures Leased: :		
Water Supply: City/Municipal		Fixtures Rmvd: :		
Fuel/Heating: Natural Gas		Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s)				
Type of Roof: Asphalt				

Legal: **PL 48832 LT 107 DL 3 LD 36**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'0			x			x
Main	Dining Room	11'0 x 9'6			x			x
Main	Kitchen	12'6 x 7'3			x			x
Main	Master Bedroom	14'0 x 10'4			x			x
Main	Bedroom	10'6 x 10'6			x			x
Main	Bedroom	14'0 x 8'5			x			x
Below	Living Room	18'0 x 15'0			x			x
Below	Kitchen	10'0 x 6'0			x			x
Below	Bedroom	11'0 x 9'4			x			
Below	Bedroom	10'0 x 9'6			x			

Finished Floor (Main):	1,140	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1		4	No	Barn:
Finished Floor (Below):	860	# of Levels: 2	2		3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3		2	Yes	Pool:
Finished Floor (Total):	2,000 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,000 sq. ft.	Beds not in Basement: 5	6				
		Basement: Fully Finished, Part	7				
			8				

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700
 PID 700
 006-319-581
 10,675 sf
702
 PID
 006-319-491
 11,834 sf

704 Delestre 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
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701 PID 006-319-327 10,368 sf	703 PID 006-319-432 10,368 sf
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\$4.685M

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
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\$4M \$3.8M \$4M \$4M

698 PID 005-807-123 6,223sf	700 PID 005-807-166 6,321sf	702 PID 005-807-182 6,321sf
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\$2.8M \$3M

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: 009-766-111 8,190 sf
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\$3.5M \$3.1M

701 PID 000-631-990 4,159 sf	703 PID 005-807-093 7,358 sf
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\$1.5M \$2.99M

705 PID: 008-600-228 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
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\$3.6M \$4.67M \$3.15M \$3.199M

685 Loughheed
 PID: 005-407-435
 19516 sf -
 0.45 acres

699
 PID
 000-631-965
 1/2 Duplex
 4,202 sf

Loughheed Hwy

Delestre Ave

Quadling Ave

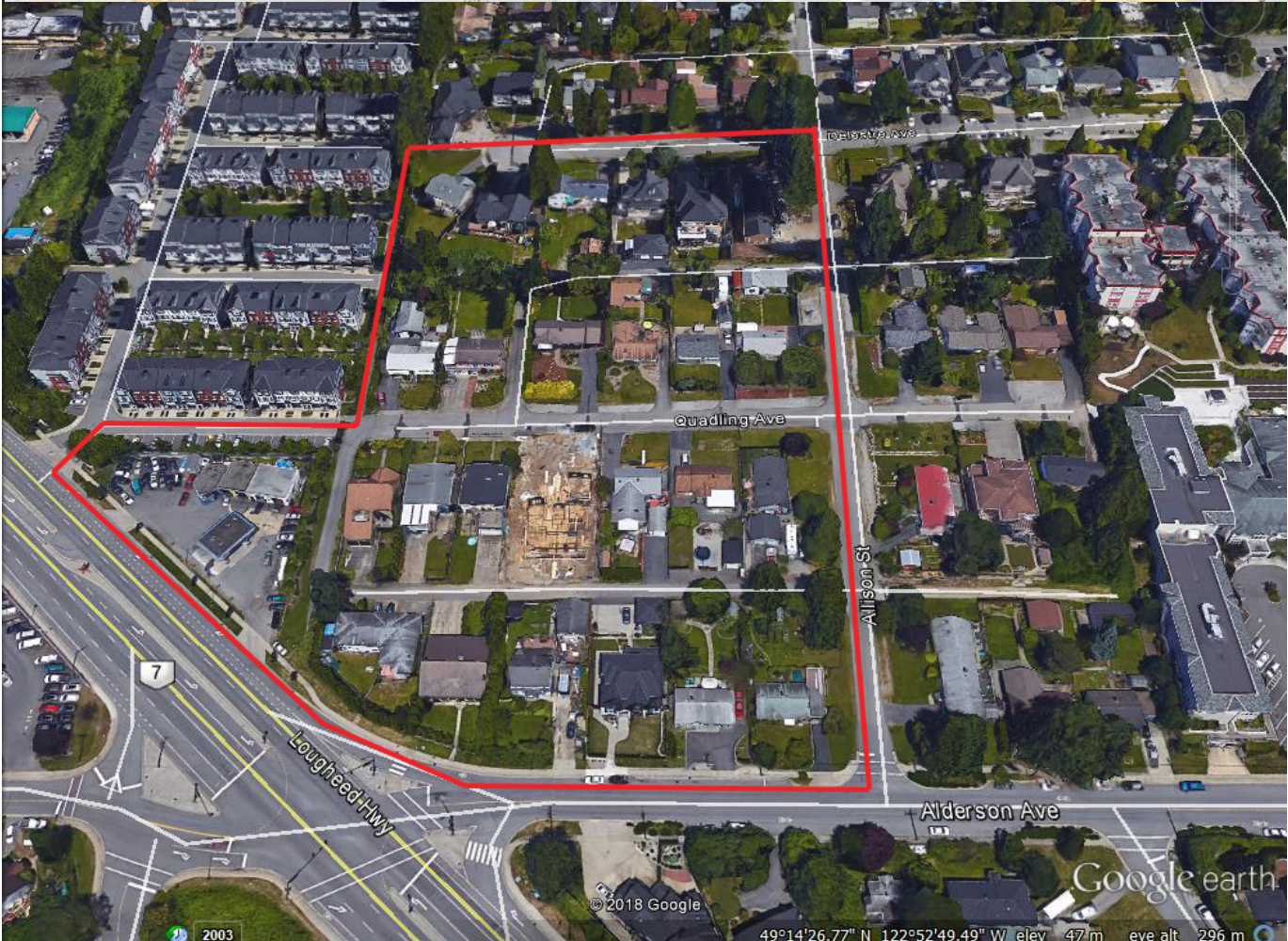
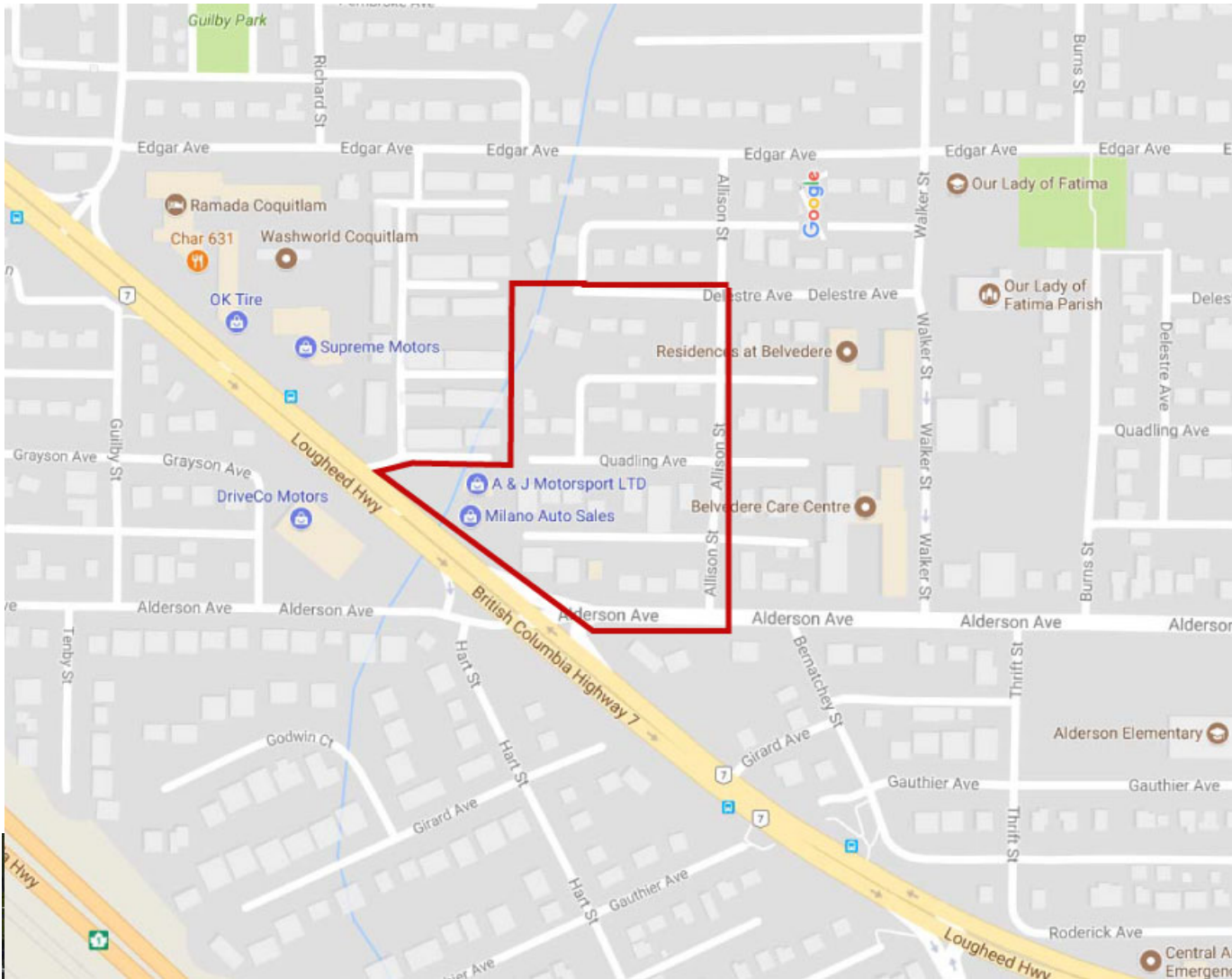
QUADLING AVE

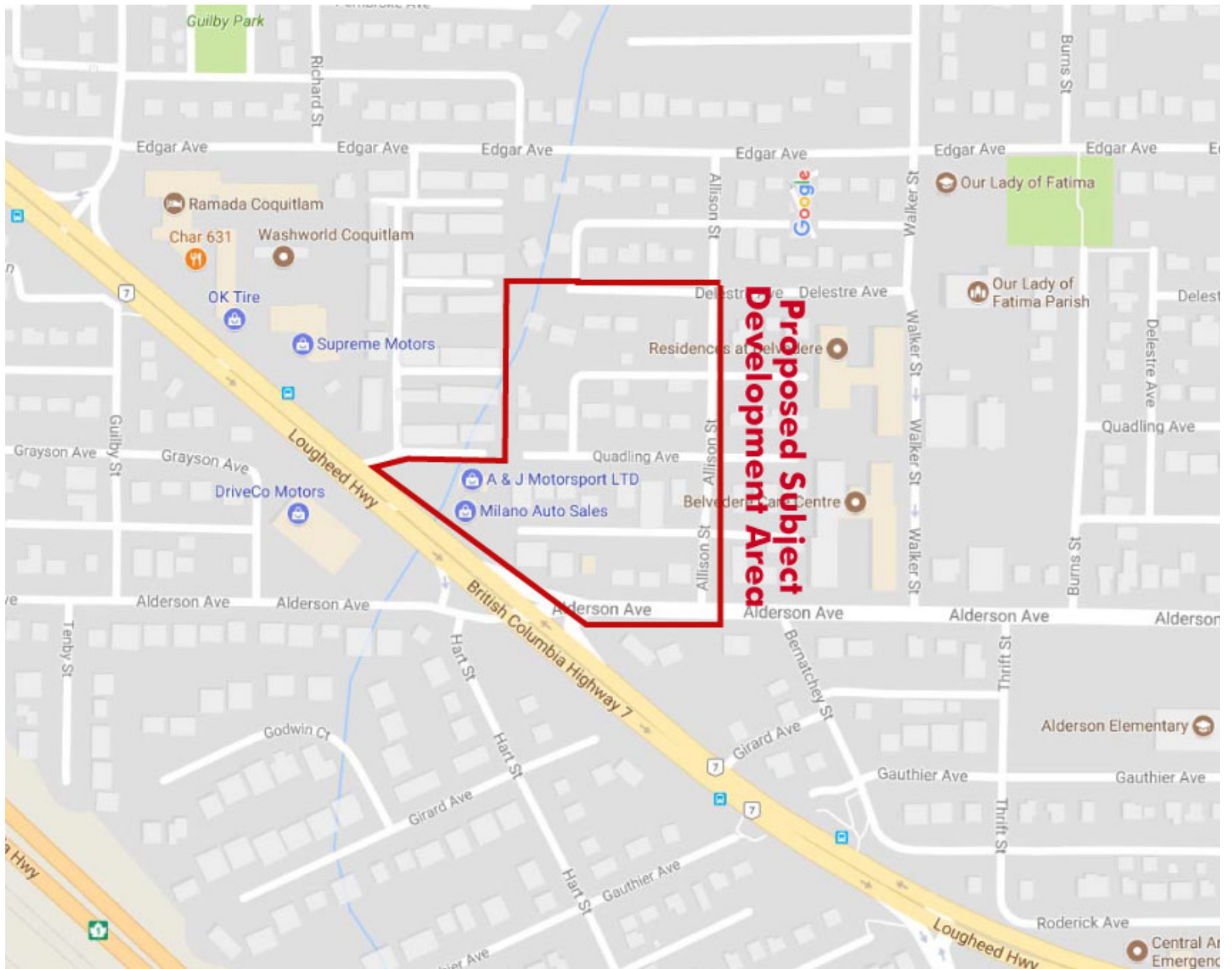
ALDERSON AVE

Alderson Av

ALLISON ST

Allison St





**Proposed Subject
Development Area**

Gulby Park

Edgar Ave

Richard St

Edgar Ave

Edgar Ave

Edgar Ave

Edgar Ave

Burns St

Ramada Coquitlam

Char 631

Washworld Coquitlam

OK Tire

Supreme Motors

Residences at Belvedere

Our Lady of Fatima

Our Lady of Fatima Parish

Quadling Ave

Grayson Ave

Grayson Ave

DriveCo Motors

Quadling Ave

A & J Motorsport LTD

Milano Auto Sales

Belvedere Car Centre

Grayson Ave

Alderson Ave

Alderson Ave

British Columbia Highway 7

Alderson Ave

Alderson Ave

Alderson Ave

Alderson Ave

Tenby St

Godwin Ct

Hart St

Hart St

Girard Ave

Hart St

Hart St

Gauthier Ave

Girard Ave

Bernatchey St

Gauthier Ave

Gauthier Ave

Thrift St

Roderick Ave

Central Ar
Emergenc



Quadling Avenue Homes

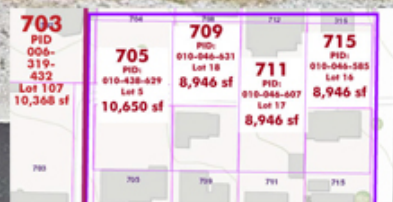
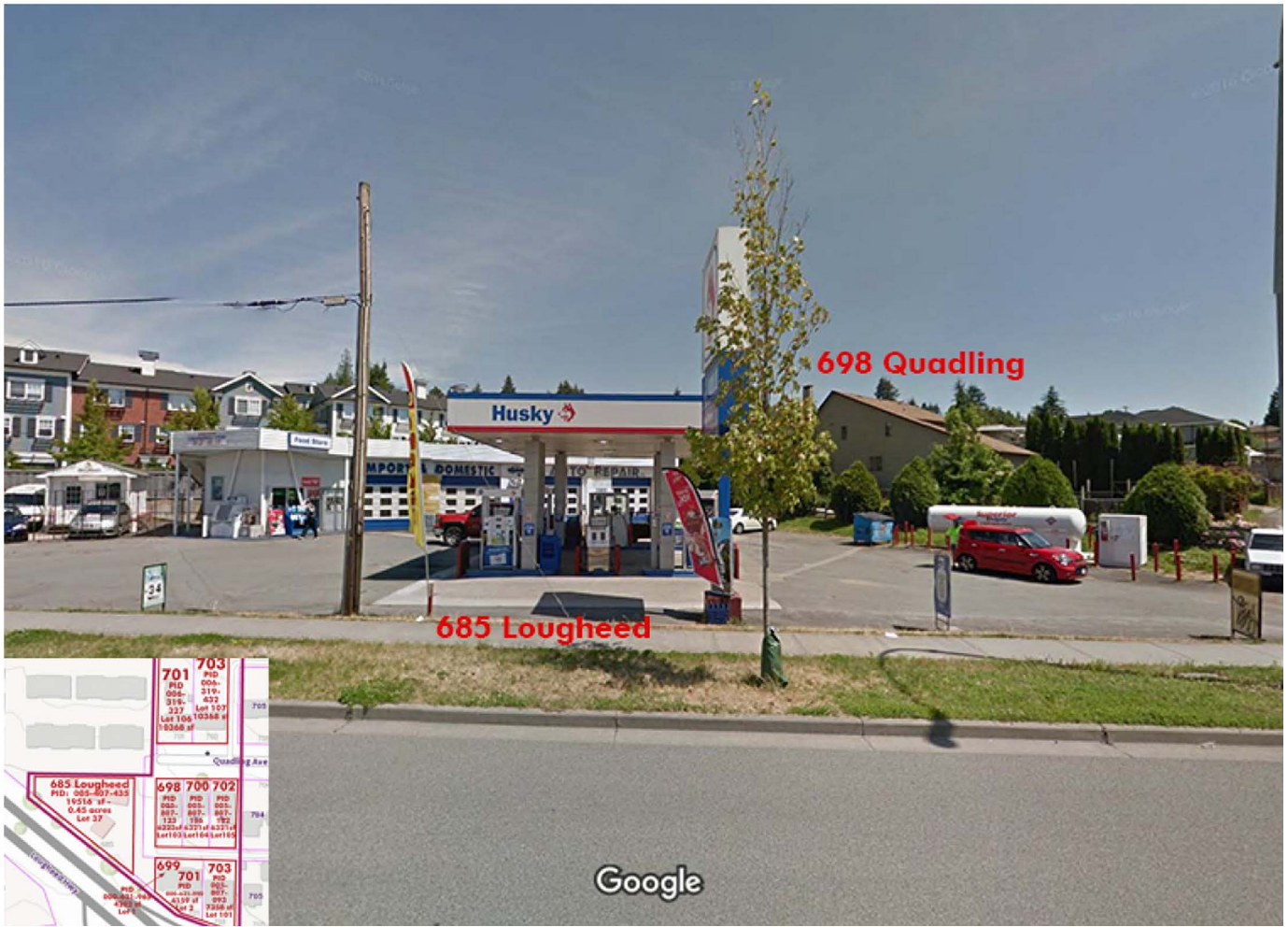


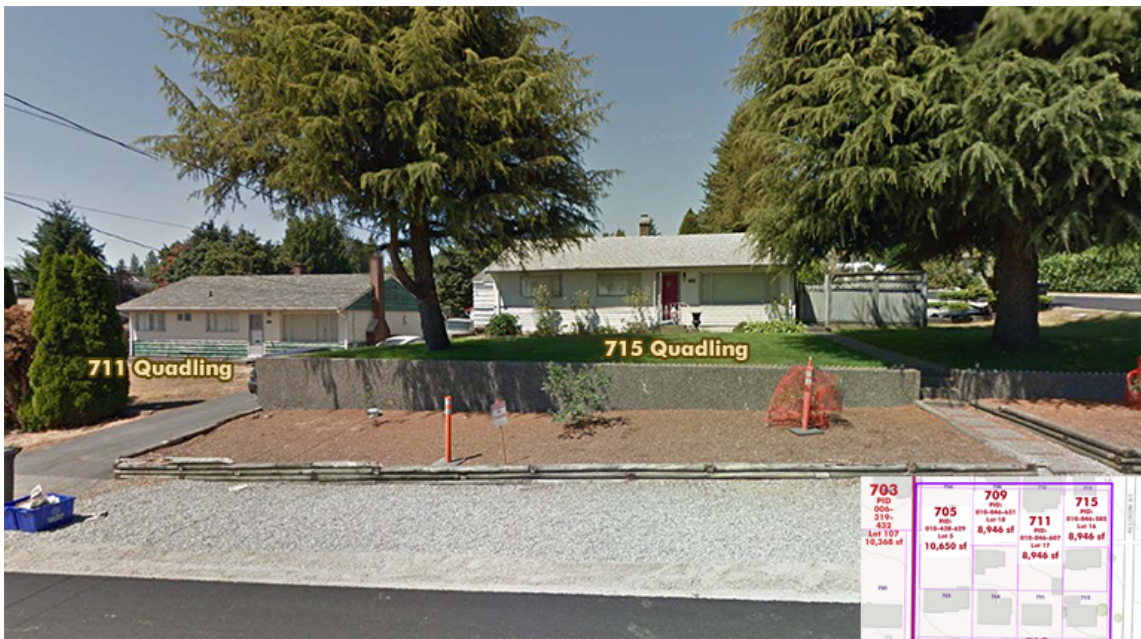
Alderson Avenue Homes



Delestre Avenue Homes











Direct Area Listings & Sales Past 12 Months

ML #	Statu	Address	TotFIAr	Tot	Tot	Lot Sz(SF)	Fronta	Depth	Yr Blt	List Price	List Date	Price Per	Sold Price	Sold Date	DOM
R2207632 A		887 SHAW AVENUE	2,885	5	3	7,975.00	0.00	0	1989	\$2,312,750	9/19/2017	\$801.65			2
R2190698 A		806 ROCHESTER AVENUE	9,218	5	7	15,348.00	85.50	179.5	1998	\$4,288,800	7/21/2017	\$465.26			62
R2176976 A		716 EDGAR AVENUE	2,408	0	0	7,245.00	0.00	0	1953	\$2,000,000	6/12/2017	\$830.56			101
R2189164 A		388 BLUE MOUNTAIN STREET	2,424	3	2	7,434.00	62.00	120.	1952	\$2,155,860	7/17/2017	\$889.38			66
R2191457 A		398 BLUE MOUNTAIN STREET	2,000	3	2	7,497.00	62.50	120	1956	\$2,174,130	7/24/2017	\$1,087.07			59
R2205291 A		700 ROCHESTER AVENUE	5,043	6	6	9,420.00	60.00	157	2017	\$2,788,000	9/13/2017	\$552.85			8
R2187437 A		847 ROCHESTER AVENUE	7,631	8	8	10,944.00	0.00	0	2015	\$2,680,000	7/10/2017	\$351.20			73
R2189191 A		848 ROCHESTER AVENUE	6,000	5	4	12,920.00	68.00	190	2018	\$3,746,800	7/17/2017	\$624.47			66
R2195683 A		650 ROCHESTER AVENUE	5,043	6	5	16,353.00	103.53	157.95	2015	\$3,290,000	8/8/2017	\$652.39			44
R2203978 A		394 BLUE MOUNTAIN STREET	2,294	3	2	7,497.00	0.00	0	1957	\$2,174,130	9/7/2017	\$947.75			14
R2205907 A		809 ALDERSON AVENUE	4,560	10	7	8,550.00	50.00	170.8	2017	\$2,775,000	9/12/2017	\$608.55			9
R2198797 S		846 STEWART AVENUE	2,046	4	2	6,560.00	0.00	0.0	1961	\$1,038,000	8/21/2017	\$516.13	\$1,056,000	8/28/2017	7
R2160991 S		702 ROCHESTER AVENUE	5,018	6	6	9,420.00	60.00	157.	2017	\$2,588,800	4/26/2017	\$508.17	\$2,550,000	7/28/2017	93
R2188936 S		837 STEWART AVENUE	1,503	5	3	6,142.00	85.00	73	1956	\$888,800	7/17/2017	\$623.02	\$936,400	7/26/2017	9
R2152292 S		812 SHAW AVENUE	5,510	6	6	6,890.00	0.00	0	2017	\$2,199,800	4/3/2017	\$384.61	\$2,119,200	7/19/2017	107
R2156289 S		887 SHAW AVENUE	2,885	5	3	7,975.00	0.00		1989	\$1,475,000	4/12/2017	\$485.27	\$1,400,000	6/14/2017	63
R2166782 S		826 STEWART AVENUE	3,485	4	3	12,403.00	79.00	157	2001	\$1,858,800	5/15/2017	\$493.54	\$1,720,000	6/13/2017	29
R2171517 S		385 GUILBY STREET	4,958	6	5	6,996.00	66.00	106	1993	\$1,798,800	5/26/2017	\$345.91	\$1,715,000	6/5/2017	10
R2156566 S		652 SHAW AVENUE	2,900	5	3	8,118.00	66.00	123	1962	\$1,450,000	4/18/2017	\$476.55	\$1,382,000	5/29/2017	41
R2167851 S		800 ROCHESTER AVENUE	2,751	3	2	11,748.00	66.00	178	1958	\$1,355,000	5/18/2017	\$581.61	\$1,600,000	5/19/2017	1
R2155978 S		348 HOLBORN STREET	2,955	4	3	8,960.00	70.00	128	1979	\$1,495,000	4/13/2017	\$505.92	\$1,495,000	4/19/2017	6
R2147162 S		661 EDGAR AVENUE	3,263	6	4	8,118.00	66.00	123.00	1965	\$1,588,888	3/16/2017	\$467.36	\$1,525,000	3/21/2017	5
R2121773 S		336 WALKER STREET	2,838	4	2	7,360.00	63.00	115	1959	\$1,238,000	11/4/2016	\$421.07	\$1,195,000	1/22/2017	79
R2130520 S		394 BLUE MOUNTAIN STREET	2,294	3	2	7,526.38	63.38	118.75	1957	\$989,000	1/11/2017	\$407.59	\$935,000	1/20/2017	9
R2105840 S		610 SHAW AVENUE	2,275	5	3	8,448.00	64.00	132	1954	\$1,368,000	9/5/2016	\$587.69	\$1,337,000	12/2/2016	88
R2094894 S		264 BLUE MOUNTAIN STREET	840	3	1	8,520.00	61.20	134.5	1905	\$849,000	7/21/2016	\$976.19	\$820,000	11/2/2016	104

Price Band & Bedroom DETACHED HOMES

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	0	1	NA*
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	1	NA*
900,001 – 1,000,000	6	6	100%
1,000,001 – 1,250,000	25	18	72%
1,250,001 – 1,500,000	77	13	17%
1,500,001 – 1,750,000	50	8	16%
1,750,001 – 2,000,000	29	3	10%
2,000,001 – 2,250,000	20	2	10%
2,250,001 – 2,500,000	22	0	NA
2,500,001 – 2,750,000	22	2	9%
2,750,001 – 3,000,000	11	0	NA
3,000,001 – 3,500,000	10	0	NA
3,500,001 – 4,000,000	8	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	281	54	19%

2 Bedrooms & Less	12	1	8%
3 to 4 Bedrooms	88	30	34%
5 to 6 Bedrooms	125	17	14%
7 Bedrooms & More	56	6	11%
TOTAL*	281	54	19%

SnapStats® Median Data	December	January	Variance
Inventory	259	281	8%
Solds	44	54	23%
Sale Price	\$1,395,500	\$1,265,000	-9%
Sale Price SQFT	\$469	\$473	1%
Sale to List Price Ratio	100%	97%	-3%
Days on Market	24	38	58%

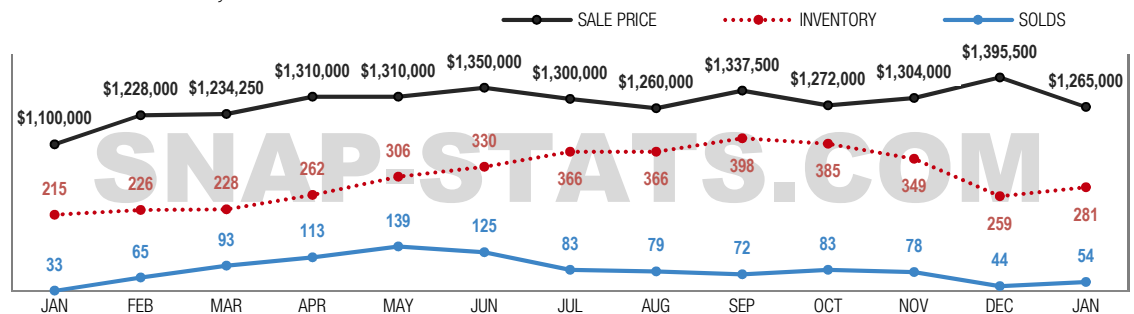
*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 72% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Central Coquitlam, Maillardville and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in Coquitlam East and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



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mcl@6717000.com



Phase 1 tax report

Property Information

Prop Address	700 DELESTRE AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	006-319-581	BoardCode	V
PostalCode	V3K 2E9		

Property Tax Information

TaxRoll Number	00901008	Gross Taxes	\$5,428.94
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

006-319-581

Legal Information

Legal Description

PL NWP48832 LT 109 DL 3 LD 36

Legal FreeFormDescription

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP48832	109		3	36				

Land & Building Information

Width		Depth	
Lot Size	10675 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1977		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADate Update	04/07/2017		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$1,238,000.00	\$119,000.00	\$1,357,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,238,000.00	\$119,000.00	\$0.00	\$0.00	\$1,357,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,238,000.00	\$119,000.00	\$0.00	\$0.00	\$1,357,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/15/1979	\$65,000.00	R120022E	REJECT NOT SUITED SALE ANALYSIS
2/15/1977	\$63,000.00	N16127E	IMPRV SINGLE PROPERTY CASH TRANSACT
1/15/1976	\$25,000.00	M5169E	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 1 tax report

Property Information

Prop Address	702 DELESTRE AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	006-319-491	BoardCode	V
PostalCode	V3K 2E9		

Property Tax Information

TaxRoll Number	00901006	Gross Taxes	\$5,680.11
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
006-319-491

Legal Information

Legal Description

PL NWP48832 LT 108 DL 3 LD 36

Legal FreeFormDescription

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP48832	108		3	36				

Land & Building Information

Width		Depth	
Lot Size	11834 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1983		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADate Update	04/07/2017		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,283,000.00	\$142,000.00	\$1,425,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,283,000.00	\$142,000.00	\$0.00	\$0.00	\$1,425,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,283,000.00	\$142,000.00	\$0.00	\$0.00	\$1,425,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/12/2004	\$400,000.00	BW371665	IMPRV SINGLE PROPERTY CASH TRANSACT
12/4/2003	\$161,000.00	BV510873	REJECT NOT SUITED SALE ANALYSIS
9/25/2002	\$238,000.00	BT346891	REJECT NOT SUITED SALE ANALYSIS

Phase 1 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	\$4,804.76
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
005-807-123

Legal Information

Legal Description

PL NWP59735 LT 103 DL 1&3 LD 36

Legal FreeFormDescription

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

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			
BCADate Update	04/07/2017		

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
\$1,028,000.00	\$160,000.00	\$1,188,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,028,000.00	\$160,000.00	\$0.00	\$0.00	\$1,188,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,028,000.00	\$160,000.00	\$0.00	\$0.00	\$1,188,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/15/1980	\$37,500.00	S106278E	VACANT SINGLE PROPERTY CASH TRANSAC
8/15/1980	\$1.00	S75165E	REJECT NOT SUITED SALE ANALYSIS

Phase 1 tax report

Property Information

Prop Address	701 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	006-319-327	BoardCode	V
PostalCode	V3K 1Z9		

Property Tax Information

TaxRoll Number	00901001	Gross Taxes	\$5,366.17
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

006-319-327

Legal Information

Legal Description

PL NWP48832 LT 106 DL 3 LD 36

Legal FreeFormDescription

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP48832	106		3	36				

Land & Building Information

Width		Depth	
Lot Size	10368 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1976		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADate Update	04/07/2017		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,226,000.00	\$114,000.00	\$1,340,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,226,000.00	\$114,000.00	\$0.00	\$0.00	\$1,340,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,226,000.00	\$114,000.00	\$0.00	\$0.00	\$1,340,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/15/1976	\$59,000.00	M89569E	IMPRV SINGLE PROPERTY CASH TRANSACT
2/15/1976	\$50,000.00	M11540E	REJECT NOT SUITED SALE ANALYSIS
9/15/1975	\$0.00	L76992E	REJECT NOT SUITED SALE ANALYSIS

Phase 1 tax report

Property Information

Prop Address	702 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	005-807-182	BoardCode	V
PostalCode	V3K 1Z8		

Property Tax Information

TaxRoll Number	00902005	Gross Taxes	\$4,723.49
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

005-807-182

Legal Information

Legal Description

PL NWP59735 LT 105 DL 1 & 3 LD 36

Legal FreeFormDescription

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP59735	105		1 & 3	36				

Land & Building Information

Width		Depth	
Lot Size	6321 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1981		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADate Update	04/07/2017		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	3	Half Bath2	
Half Bath3		Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,034,000.00	\$132,000.00	\$1,166,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,034,000.00	\$132,000.00	\$0.00	\$0.00	\$1,166,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,034,000.00	\$132,000.00	\$0.00	\$0.00	\$1,166,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/3/2004	\$352,500.00	BW507045	IMPRV SINGLE PROPERTY CASH TRANSACT
8/7/1992	\$232,500.00	BF299729	IMPRV SINGLE PROPERTY CASH TRANSACT
9/15/1980	\$35,000.00	S93038E	VACANT SINGLE PROPERTY CASH TRANSAC

Phase 1 tax report

Property Information

Prop Address	703 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	006-319-432	BoardCode	V
PostalCode	V3K 1Z9		

Property Tax Information

TaxRoll Number	00901003	Gross Taxes	\$5,392.02
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
006-319-432

Legal Information

Legal Description

PL NWP48832 LT 107 DL 3 LD 36

Legal FreeFormDescription

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP48832	107		3	36				

Land & Building Information

Width		Depth	
Lot Size	10368 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1976		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCADate Update	04/07/2017		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	1	Half Bath2	1
Half Bath3		Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,226,000.00	\$121,000.00	\$1,347,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,226,000.00	\$121,000.00	\$0.00	\$0.00	\$1,347,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,226,000.00	\$121,000.00	\$0.00	\$0.00	\$1,347,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/27/2003	\$279,000.00	BV187154	IMPRV SINGLE PROPERTY CASH TRANSACT
2/27/1995	\$295,000.00	BJ58088	IMPRV SINGLE PROPERTY CASH TRANSACT
6/23/1988	\$107,000.00	AB115376	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 1 tax report

Property Information

Prop Address	699 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	000-631-965	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	00903001	Gross Taxes	\$2,850.94
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
000-631-965

Legal Information

Legal Description

PL NWS1594 LT 1 DL 1&3 LD 36

Legal FreeFormDescription

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWS1594	1		1&3	36				

Land & Building Information

Width		Depth	
Lot Size	4202 SQUARE FEET	Land Use	
Actual Use	DUPLEX, STRATA SIDE BY SIDE		
Year Built	1981		
BCA Description	1 STY DUPLEX - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCAData Update	04/27/2017		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	2	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$558,000.00	\$101,000.00	\$659,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$558,000.00	\$101,000.00	\$0.00	\$0.00	\$659,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$558,000.00	\$101,000.00	\$0.00	\$0.00	\$659,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
4/29/1993	\$166,000.00	BG141549	IMPRV SINGLE PROPERTY CASH TRANSACT
7/30/1991	\$144,000.00	BE169281	IMPRV SINGLE PROPERTY CASH TRANSACT
6/28/1990	\$143,000.00	AD163832	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 1 tax report

Property Information

Prop Address	701 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	000-631-990	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	00903002	Gross Taxes	\$2,891.57
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
000-631-990

Legal Information

Legal Description

PL NWS1594 LT 2 DL 1&3 LD 36

Legal FreeFormDescription

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWS1594	2		1&3	36				

Land & Building Information

Width		Depth	
Lot Size	4159 SQUARE FEET	Land Use	
Actual Use	DUPLEX, STRATA SIDE BY SIDE		
Year Built	1981		
BCA Description	1 STY DUPLEX - AFTER 1960 - MODERN STD	Zoning	
WaterConn			
BCAData Update	04/27/2017		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	2	Half Bath2	
Half Bath3	1	Stories	1
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$556,000.00	\$114,000.00	\$670,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$556,000.00	\$114,000.00	\$0.00	\$0.00	\$670,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$556,000.00	\$114,000.00	\$0.00	\$0.00	\$670,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/19/1998	\$130,443.00	BM318937	IMPRV SINGLE PROPERTY CASH TRANSACT
7/24/1998	\$162,000.00	BM208160	REJECT NOT SUITED SALE ANALYSIS
11/1/1994	\$200,000.00	BH394344	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 1 tax report

Property Information

Prop Address	703 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	005-807-093	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	00902001	Gross Taxes	\$4,568.38
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

005-807-093

Legal Information

Legal Description

PL NWP59735 LT 101 DL 1&3 LD 36

Legal FreeFormDescription

EXCEPT PLAN 61371.

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP59735	101		1&3	36				

Land & Building Information

Width		Depth	
Lot Size	7358 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1981		
BCA Description	1 STY SFD - AFTER 1930 - SEMICUSTOM	Zoning	
WaterConn			
BCADate Update	04/07/2017		

Supplementary Property Info

BedRooms	4	Foundation	BASEMENT
Full Bath	3	Half Bath2	
Half Bath3		Stories	1
Pool Flg		Carport	1
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$904,000.00	\$220,000.00	\$1,124,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$904,000.00	\$220,000.00	\$0.00	\$0.00	\$1,124,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$904,000.00	\$220,000.00	\$0.00	\$0.00	\$1,124,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/15/1980	\$35,000.00	S109377E	VACANT SINGLE PROPERTY CASH TRANSAC
8/15/1980	\$1.00	S75165E	REJECT NOT SUITED SALE ANALYSIS

Phase 1 tax report

Property Information

Prop Address	685 LOUGHEED HY	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	NORTH RD - LOUGHEED HWY - COMM
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	005-407-435	BoardCode	V
PostalCode	V3K 3S5		

Property Tax Information

TaxRoll Number	00933000	Gross Taxes	\$31,394.08
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

005-407-435

Legal Information

Legal Description

PL NWP874 LT 37 DL 1&3 LD 36

Legal FreeFormDescription

PARCEL A, PART W 1/2, GROUP 1, EXCEPT PLAN 61371, (EXPL PL 15302).

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP874	37		1&3	36				

Land & Building Information

Width	Depth
Lot Size	Land Use
Actual Use	
BCA Description	Zoning
WaterConn	
BCADData Update	

19516 SQUARE FEET
 SERVICE STATION
 SERVICE STATION
 09/18/2017

Actual Totals

Land	Improvement	Actual Total
\$1,748,000.00	\$77,900.00	\$1,825,900.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,748,000.00	\$77,900.00	\$0.00	\$10,000.00	\$1,825,900.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,748,000.00	\$77,900.00	\$0.00	\$10,000.00	\$1,825,900.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/19/1995	\$0.00	BJ388484	REJECT NOT SUITED SALE ANALYSIS
11/14/1986	\$232,000.00	Z209696E	IMPRV SINGLE PROPERTY CASH TRANSACT
2/15/1981	\$312,500.00	T18740E	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	705 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-438-629	BoardCode	V
PostalCode	V3K 1Z9		

Property Tax Information

TaxRoll Number	00917000	Gross Taxes	\$5,112.05
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-438-629

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP18984	5		1	36				

Legal FullDescription
PL NWP18984 LT 5 DL 1 LD 36. GROUP 1.

Land & Building Information

Width		Depth	
Lot Size	10650 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1958		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$2,351,000.00	\$17,100.00	\$2,368,100.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,351,000.00	\$17,100.00	\$0.00	\$0.00	\$2,368,100.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,351,000.00	\$17,100.00	\$0.00	\$0.00	\$2,368,100.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/16/2013	\$780,000.00	CA3352084	IMPRV SINGLE PROPERTY CASH TRANSACT
4/27/2006	\$266,666.00	BA173555	REJECT NOT SUITED SALE ANALYSIS
11/1/2001	\$237,700.00	BR292693	REJECT NOT SUITED SALE ANALYSIS

Phase 2 Tax reports

Property Information

Prop Address	704 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-438-637	BoardCode	V
PostalCode	V3K 1Z8		

Property Tax Information

TaxRoll Number	00918000	Gross Taxes	\$8,952.45
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-438-637

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP18984	6		3	36				

Legal FullDescription
PL NWP18984 LT 6 DL 3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	9750 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	2014		
BCA Description	2 STY SFD - CUSTOM - ARCHITECT DESIGNED	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

BedRooms	7	Foundation	PARTIAL BASEMENT
Full Bath	6	Half Bath2	2
Half Bath3		Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$2,152,000.00	\$72,600.00	\$2,224,600.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,152,000.00	\$72,600.00	\$0.00	\$0.00	\$2,224,600.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,152,000.00	\$72,600.00	\$0.00	\$0.00	\$2,224,600.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/16/2014	\$625,000.00	CA3550856	IMPRV SINGLE PROPERTY CASH TRANSACTION
11/21/2007	\$0.00	BB14559	REJECT NOT SUITED SALE ANALYSIS
12/15/1972	\$0.00	530927E	REJECT NOT SUITED SALE ANALYSIS

Phase 2 Tax reports

Property Information

Prop Address	705 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	008-600-228	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	00919000	Gross Taxes	\$4,428.04
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
008-600-228

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP18984	7		1	36				

Legal FullDescription
PL NWP18984 LT 7 DL 1 LD 36.

Land & Building Information

Width		Depth	
Lot Size	9750 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	1939		
BCA Description	2 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$2,152,000.00	\$18,300.00	\$2,170,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,152,000.00	\$18,300.00	\$0.00	\$0.00	\$2,170,300.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,152,000.00	\$18,300.00	\$0.00	\$0.00	\$2,170,300.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
12/16/2015	\$687,300.00	CA4881449	REJECT NOT SUITED SALE ANALYSIS
7/30/1993	\$245,000.00	BG273819	IMPRV SINGLE PROPERTY CASH TRANSACT
9/24/1992	\$195,000.00	BF361838	IMPRV SINGLE PROPERTY CASH TRANSACT
12/29/1988	\$113,500.00	AB275973	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	715 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-437	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	01020000	Gross Taxes	\$4,041.71
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-437

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	4		1&3	36				

Legal FullDescription
PL NWP15059 LT 4 DL 1&3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	PROPERTY SUBJECT TO SECTION 19(8)		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$969,000.00	\$41,800.00	\$1,010,800.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$969,000.00	\$41,800.00	\$0.00	\$0.00	\$1,010,800.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$969,000.00	\$41,800.00	\$0.00	\$0.00	\$1,010,800.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/25/1982	\$77,000.00	U111829E	IMPRV SINGLE PROPERTY NON-CASH TRAN
4/15/1974	\$41,000.00	K47148E	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	711 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-453	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	01021000	Gross Taxes	\$4,041.71
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-453

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	5		1&3	36				

Legal FullDescription
PL NWP15059 LT 5 DL 1&3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,808,000.00	\$19,600.00	\$1,827,600.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,808,000.00	\$19,600.00	\$0.00	\$0.00	\$1,827,600.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,808,000.00	\$19,600.00	\$0.00	\$0.00	\$1,827,600.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/12/2011	\$495,400.00	CA2184991	REJECT NOT SUITED SALE ANALYSIS
8/16/2004	\$275,000.00	BW378579	IMPRV SINGLE PROPERTY CASH TRANSACT
5/12/2004	\$108,700.00	BW198793	REJECT NOT SUITED SALE ANALYSIS

Phase 2 Tax reports

Property Information

Prop Address	709 ALDERSON AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-461	BoardCode	V
PostalCode	V3K 1T7		

Property Tax Information

TaxRoll Number	01022000	Gross Taxes	\$5,960.79
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-461

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	6		1&3	36				

Legal FullDescription
PL NWP15059 LT 6 DL 1&3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	2012		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

BedRooms	7	Foundation	BASEMENT
Full Bath	3	Half Bath2	1
Half Bath3	2	Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,808,000.00	\$42,600.00	\$1,850,600.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,808,000.00	\$42,600.00	\$0.00	\$0.00	\$1,850,600.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,808,000.00	\$42,600.00	\$0.00	\$0.00	\$1,850,600.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
3/5/2015	\$1,235,000.00	CA4265762	IMPRV SINGLE PROPERTY CASH TRANSACT
4/16/2012	\$538,800.00	CA2486406	VACANT SINGLE PROPERTY CASH TRANSAC
1/22/2007	\$445,000.00	BB354365	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	708 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-470	BoardCode	V
PostalCode	V3K 1Z8		

Property Tax Information

TaxRoll Number	01023000	Gross Taxes	\$4,765.24
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-470

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	7		1	36				

Legal FullDescription
PL NWP15059 LT 7 DL 1 LD 36. GROUP 1, & DL 3.

Land & Building Information

Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,808,000.00	\$17,000.00	\$1,825,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,808,000.00	\$17,000.00	\$0.00	\$0.00	\$1,825,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,808,000.00	\$17,000.00	\$0.00	\$0.00	\$1,825,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/27/2015	\$669,900.00	CA4837678	REJECT NOT SUITED SALE ANALYSIS
11/30/1982	\$81,000.00	U129954E	IMPRV SINGLE PROPERTY CASH TRANSACT
8/15/1978	\$0.00	P75151E	REJECT NOT SUITED SALE ANALYSIS
1/15/1974	\$31,500.00	K9436E	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	712 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-488	BoardCode	V
PostalCode	V3K 1Z8		

Property Tax Information

TaxRoll Number	01024000	Gross Taxes	\$4,715.00
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-488

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	8		1&3	36				

Legal FullDescription
PL NWP15059 LT 8 DL 1&3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,808,000.00	\$13,200.00	\$1,821,200.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,808,000.00	\$13,200.00	\$0.00	\$0.00	\$1,821,200.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,808,000.00	\$13,200.00	\$0.00	\$0.00	\$1,821,200.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/28/2009	\$430,500.00	CA1201959	IMPRV SINGLE PROPERTY CASH TRANSACT
9/14/2007	\$470,000.00	BB575294	IMPRV SINGLE PROPERTY CASH TRANSACT
9/20/1996	\$216,400.00	BK299031	REJECT NOT SUITED SALE ANALYSIS

Phase 2 Tax reports

Property Information

Prop Address	278 ALLISON ST	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	009-766-111	BoardCode	V
PostalCode	V3K 4B5		

Property Tax Information

TaxRoll Number	01025000	Gross Taxes	\$4,734.22
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
009-766-111

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	9		1	36				

Legal FullDescription
PL NWP15059 LT 9 DL 1 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	PROPERTY SUBJECT TO SECTION 19(8)		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCAData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,211,000.00	\$37,300.00	\$1,248,300.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,211,000.00	\$37,300.00	\$0.00	\$0.00	\$1,248,300.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,211,000.00	\$37,300.00	\$0.00	\$0.00	\$1,248,300.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/18/1988	\$50,000.00	AB8450	REJECT NOT SUITED SALE ANALYSIS
10/15/1979	\$55,000.00	R97655E	REJECT NOT SUITED SALE ANALYSIS
12/15/1972	\$1.00	D35568	REJECT NOT SUITED SALE ANALYSIS

Phase 2 Tax reports

Property Information

Prop Address	715 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-585	BoardCode	V
PostalCode	V3K 1Z9		

Property Tax Information

TaxRoll Number	01032000	Gross Taxes	\$4,940.67
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-585

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	16		1&3	36				

Legal FullDescription
PL NWP15059 LT 16 DL 1&3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8946 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1956		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCAData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,975,000.00	\$18,700.00	\$1,993,700.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,975,000.00	\$18,700.00	\$0.00	\$0.00	\$1,993,700.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,975,000.00	\$18,700.00	\$0.00	\$0.00	\$1,993,700.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/16/2013	\$0.00	CA3350986	REJECT NOT SUITED SALE ANALYSIS
3/25/1994	\$1.00	BH98826	REJECT NOT SUITED SALE ANALYSIS
4/30/1991	\$150,000.00	BE37261	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	711 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-607	BoardCode	V
PostalCode	V3K 1Z9		

Property Tax Information

TaxRoll Number	01033000	Gross Taxes	\$4,787.77
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-607

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	17		1&3	36				

Legal FullDescription
PL NWP15059 LT 17 DL 1&3 LD 36.

Land & Building Information

Width		Depth	
Lot Size	8946 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,975,000.00	\$19,400.00	\$1,994,400.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,975,000.00	\$19,400.00	\$0.00	\$0.00	\$1,994,400.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,975,000.00	\$19,400.00	\$0.00	\$0.00	\$1,994,400.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/16/2013	\$0.00	CA3350873	REJECT NOT SUITED SALE ANALYSIS
8/11/2004	\$307,000.00	BW370307	IMPRV SINGLE PROPERTY CASH TRANSACT
5/29/1992	\$169,000.00	BF204541	IMPRV SINGLE PROPERTY CASH TRANSACT

Phase 2 Tax reports

Property Information

Prop Address	709 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	010-046-631	BoardCode	V
PostalCode	V3K 1Z9		

Property Tax Information

TaxRoll Number	01034000	Gross Taxes	\$5,050.74
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS
010-046-631

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP15059	18		1&3	36				

Legal FullDescription
PL NWP15059 LT 18 DL 1&3 LD 36. GROUP 1.

Land & Building Information

Width		Depth	
Lot Size	8946 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	01/04/2018		

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$1,975,000.00	\$32,100.00	\$2,007,100.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,975,000.00	\$32,100.00	\$0.00	\$0.00	\$2,007,100.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,975,000.00	\$32,100.00	\$0.00	\$0.00	\$2,007,100.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/28/2016	\$1,260,000.00	CA5293097	IMPRV SINGLE PROPERTY CASH TRANSACT
11/29/2013	\$650,000.00	CA3482373	IMPRV SINGLE PROPERTY CASH TRANSACT
11/26/2012	\$648,000.00	CA2883927	REJECT NOT SUITED SALE ANALYSIS
11/23/2000	\$110,100.00	BP280114	REJECT NOT SUITED SALE ANALYSIS

SURREY DEVELOPMENT SITE

- The Yorkton, 2.16 acres at the corner of 64th Ave and King George. Development includes all plans and approvals to date
- Mixed-use commercial and residential concrete project containing three separate one-storey buildings (13,000sf) and one six-storey residential building (77,000sf) with retail on the main level. **\$16.5M**

TRUCK RENTAL / MOVING BUSINESS

- Downtown location near Main & Terminal
- Est. 1999, 30 trucks, 12,000 sf leased property at \$8K/yr, sales \$850K/yr
- Dysco 295 Terminal Ave, Vancouver **\$660K**

LA PAZ MEXICO DEVELOPMENT SITE

- 71 Acre development site overlooking Downtown La Paz and Costa Baja Marina
www.6717000.com/lapaz **\$4M USD**

SQUAMISH DEVELOPMENT SITE

- 166 Acres, in 2 phases, 10 minutes North of Squamish, left at Alice lake turn off.
- Phase one (Lower Lands) 104 acres, approved for 82 lots. Project has an equestrian theme. SELLER SAYS SELL!
www.6717000.com/squamish **\$16M**

LARGE RETAIL BUILDING IN CORDATA CENTRE - BELLINGHAM, WA

- 4260 Cordata Parkway, Bellingham 14,973 sqft retail building in fast growing Cordata Neighbourhood
- 12 Retail Commercial Units in Strip Mall plus an Expansion possibility for 27 Residential new Studio Apartments. **\$3.995M USD**

LANGLEY LAND ASSEMBLY

- 21427 83rd Ave, 1.51A lot with 4200 sf home & huge garage/storage. Currently zoned for SR-2 Highway Commercial, pty on west side may also be available. **\$3.199M**

GIBSONS DEVELOPMENT SITE

- 895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot
- 909 Gibsons Way, Gibsons Cinema, 30,000 sf lot
- Total land size 92,000 sf **\$7.5M**

CAMBIE CORRIDOR DEVELOPMENT SITES

- We have two assignments available, FSR 2-2.55 either T/H's or 6 storey buildings
- Call for more details.

LES TWAROG (604) 671-7000

1428 W 7th Ave. Vancouver, B.C.

To view listings please visit:

[WWW.6717000.com/biz](http://www.6717000.com/biz)



Crest Realty
(Westside)



VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000
 Sonja Pedersen 604.805.1283
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jimmy Ng 778-788-0013



WATERFRONT PENTICTON HOME
 167 Elm Avenue \$2,100,000

Beautifully remodelled immaculately kept, 2000sf, 2 bed, 2 bath rancher on a double, 18,600sf lot right on the waterfront of Skaha Lake. Home features hardwood floors, rec-room with 12ft ceilings and wood burning FP, gas FP in Livingroom, crown mouldings, double garage and lots of storage.



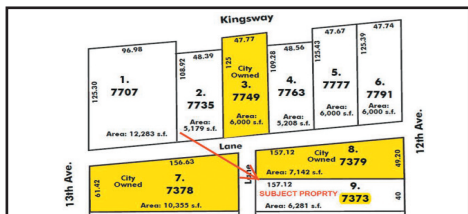
WILLOUGHBY LAND ASSEMBLY
 LANGLEY, BC - 1.5 ACRES
 21427 83 Avenue \$3,199,000

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.



SOUTH VANCOUVER HOME
 362 E. 56th Avenue \$1,688,000

Great family home in a quiet neighbourhood in South Vancouver - 5-Bdrms (3 up, 2 down) 4 Baths over 1,932 sq ft. Downstairs has additional kitchen with separate entrance - possible basement suite conversion. Features city views from the large deck, fenced yard and detached double garage.



BURNABY LAND ASSEMBLY
 7373 12th Avenue \$1,950,000

Part of a 9 lot land assembly totalling 62,799sf (over 40,000 passing vehicles/day) Under the OCP the City of Burnaby MAY allow a change in zoning to CD which allows high density residential.



MOVING & TRUCK RENTAL COMPANY
 295 Terminal Avenue \$660,000

Dysco established in 1999 with large commercial and residential clientele base - selling goodwill, North American trademark and valuable lease opportunity. Located on a 12,000 sf downtown property, housing 30 mechanically sound trucks that are leased out at \$6000/month (\$200/truck) or outright purchase for an extra \$400K (new over \$2.5M).



EL CERRITO - LA PAZ, MEXICO
 Development Site \$4,000,000 USD

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to <http://www.6717000.com/lapaz/> for info package.

SQUAMISH
104 ACRE LAND ASSEMBLY
\$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish

LAND ASSEMBLY
GIBSONS
92,000 sf

GIBSONS DEVELOPMENT SITE
 895 - 909 Gibsons Way \$7,500,000

895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.



LARGE RETAIL BUILDING
 BELLINGHAM, WA
 4260 Cordata Pkwy \$3,995,000 USD

14,973 sqft retail building in Bellingham, WA. Located near large, popular retailers like Best Buy, T.J Maxx, Office Depot & more. Fast growing Cordata neighbourhood with lots of potential. Call or email for info package.