Gable
688 Edgar Avenue Townhouse Developoment By Mosaic Homes

700 702 704 708 712 716

703 705 709 711 715

701

Delestre Ave

700
PID 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

ALLISON ST

701
PID 006-319-327
10,368 sf

703
PID 006-319-432
10,368 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

Allison St

Quadling Ave

QUADLING AVE

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: 009-766-111
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

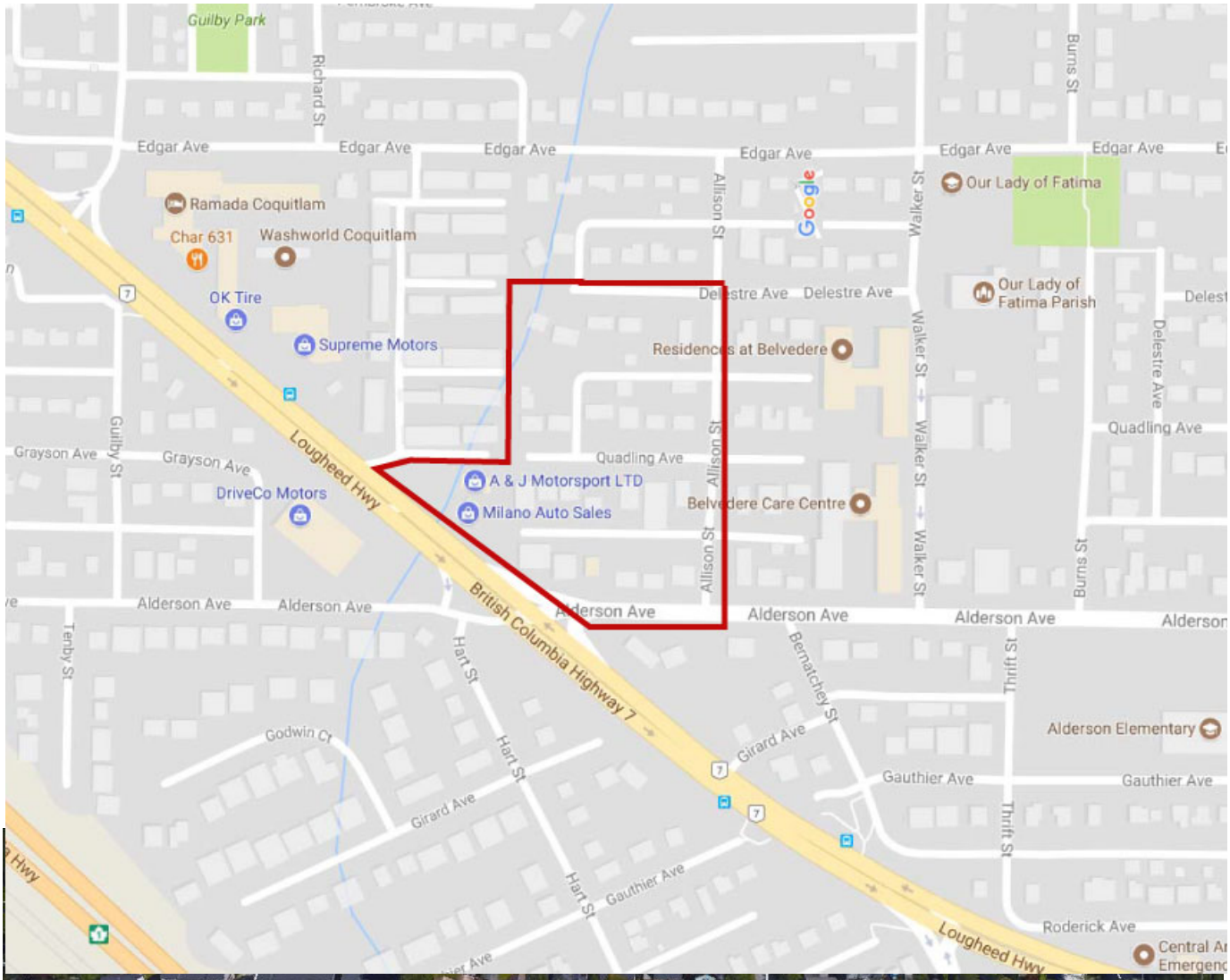
709
PID: 010-046-461
8,190 sf

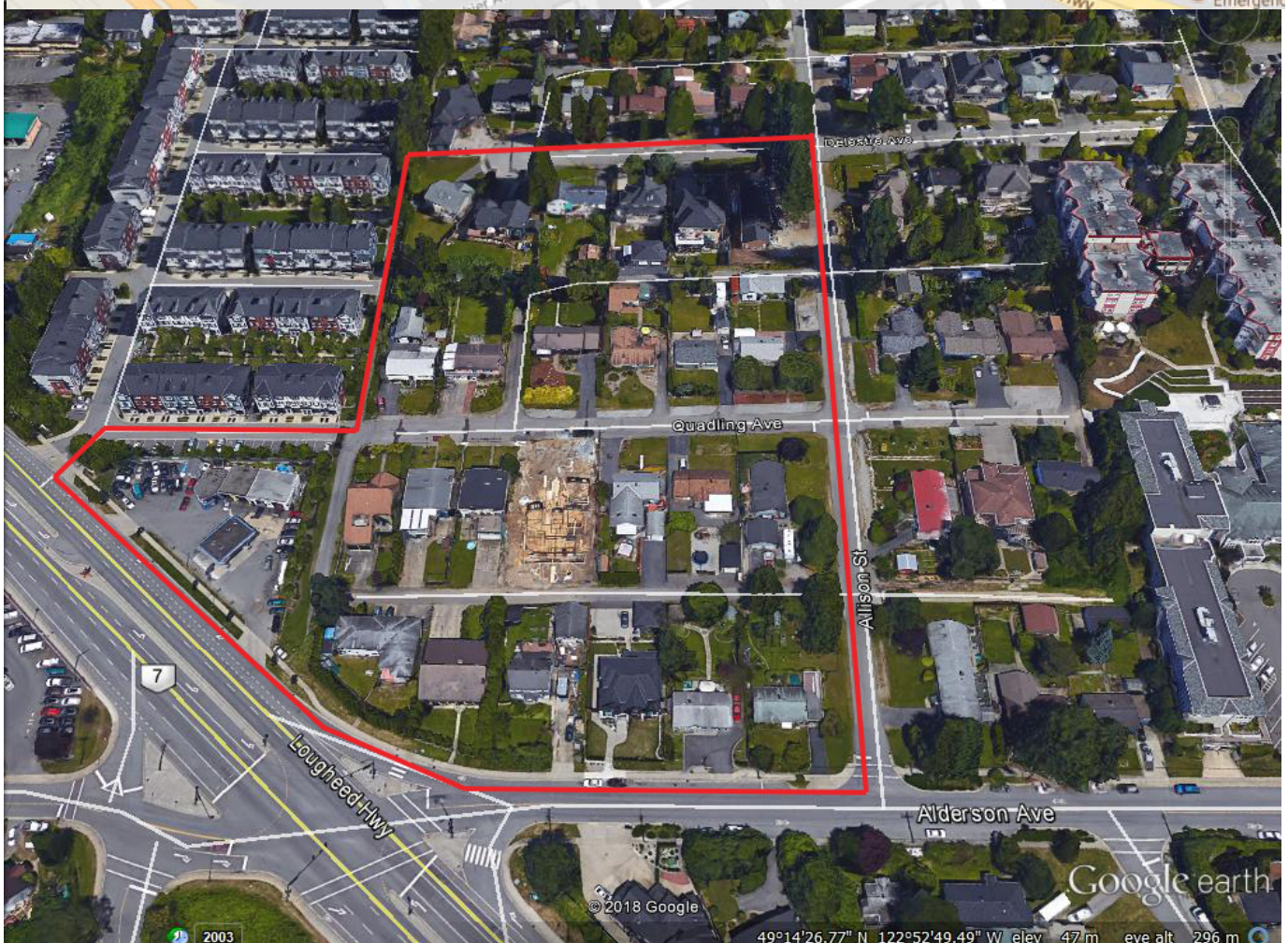
711
PID: 010-046-453
8,190 sf

715
PID: 010-046-437
8,190 sf

ALDERSON AVE

Alderson Av


Guilby Park
Richard St
Edgar Ave
Ramada Coquitlam
Char 631
Washworld Coquitlam
OK Tire
Supreme Motors
Lougheed Hwy
Guilby St
Grayson Ave
DriveCo Motors
A & J Motorsport LTD
Milano Auto Sales
Quadling Ave
Allison St
Delestre Ave
Residences at Belvedere
Belvedere Care Centre
Walker St
Our Lady of Fatima
Our Lady of Fatima Parish
Burns St
Alderson Ave
British Columbia Highway 7
Terry St
Hart St
Godwin Ct
Girard Ave
Bernatchey St
Thrift St
Alderson Elementary
Gauthier Ave
Roderick Ave


Quadling Ave
Allison St
Lougheed Hwy
Alderson Ave
7
2003
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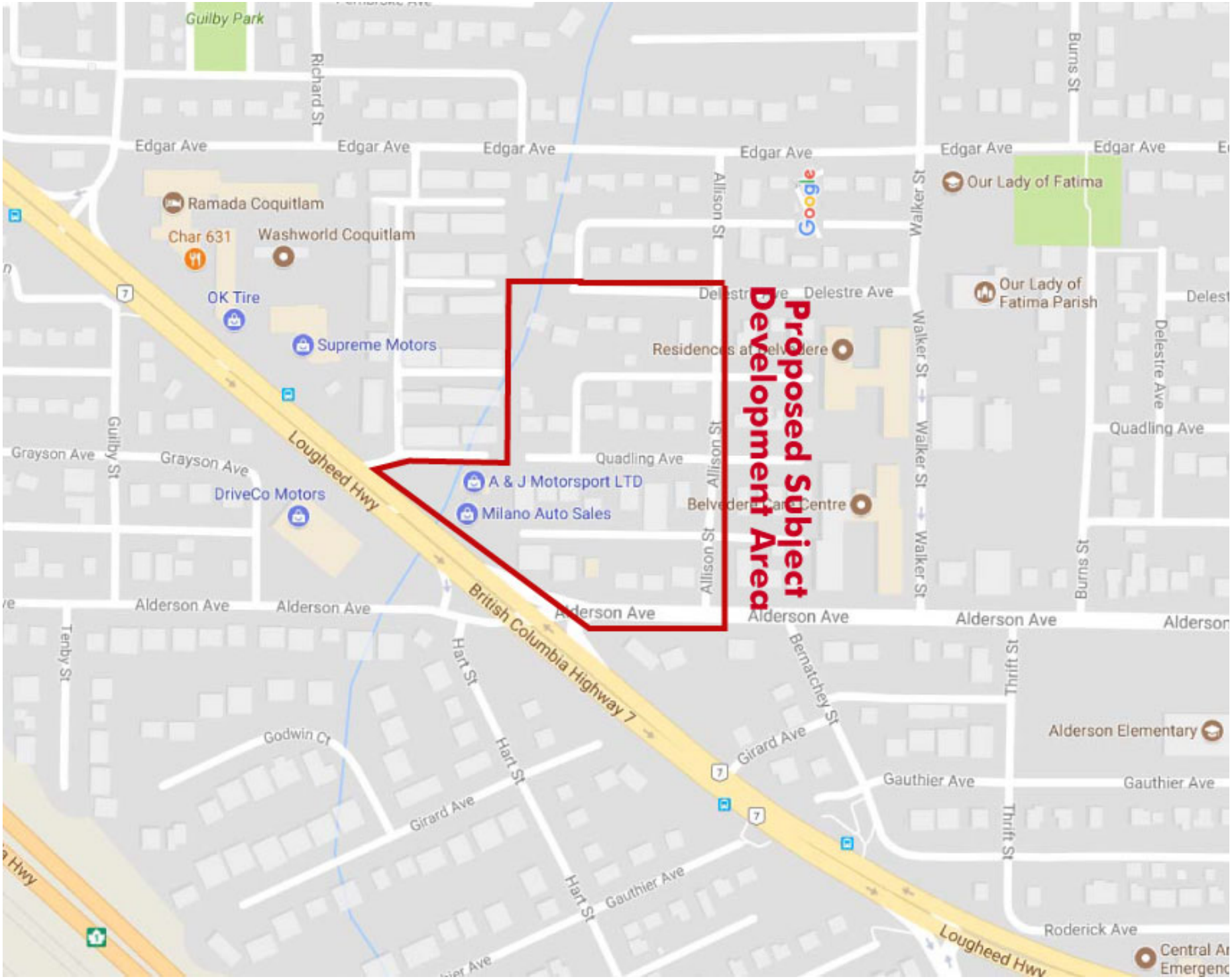
Proposed Subject Development Area
Guilby Park
Richard St
Edgar Ave
Burns St
Allison St
Walker St
Delestre Ave
Ramada Coquitlam
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Washworld Coquitlam
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Tenby St
Hart St
Godwin Ct
Girard Ave
Gauthier Ave
Bernatchey St
Thrift St
Alderson Elementary
Roderick Ave
Central Ar
Emergenc

R2456254
Active
House/Single Family
Residential Detached

704 DELESTRE AVENUE
Coquitlam
Coquitlam West

$3,035,000 (LP)
(SP)
Sold Date:

Sold Date:		Frontage (feet):	**74.50**	Approx. Year Built:	**1963**
Depth / Size (ft.):	**142**	Bedrooms:	**5**	Age:	**57**
Lot Area (sq.ft.):	**10,650.00**	Bathrooms:	**2**	Zoning:	**RES**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$9,391.97**
Rear Yard Exp:		Half	**0**	For Tax Year:	**2019**
Approval Req?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**000-808-458**

View: **Yes: VALLEY**
Complex / Subdiv:
Services Connected: **Community, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: Parking Access: **Rear**
Parking: **Add. Parking Avail., Open**

Dist. to Public Transit: Dist. to School
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: **LOT 4, BLOCK 37, PLAN NWP18984, SUBLOT 2, DISTRICT LOT 3, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

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): **1,271**
Finished Floor (Above): **0**
Finished Floor (Below): **1,232**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,503 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,503 sq. ft.**

# of Rooms: **10**
# of Kitchens: **1**
# of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty** **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 including Site Video

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

08/14/2020 11:42 AM

698 Quadling Ave
Google Earth

698 Quadling Ave
Google Earth

704 Quadling Ave
Google Earth

704 Quadling Ave
Quadling Ave
Google Earth
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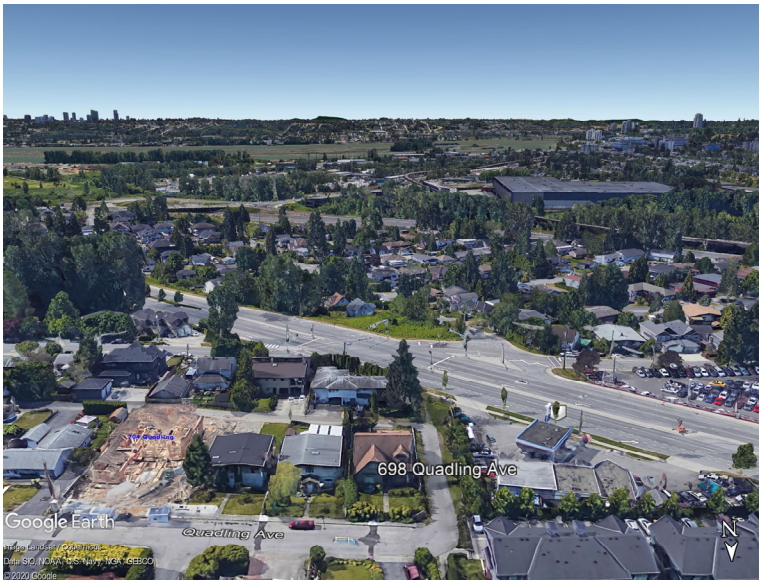
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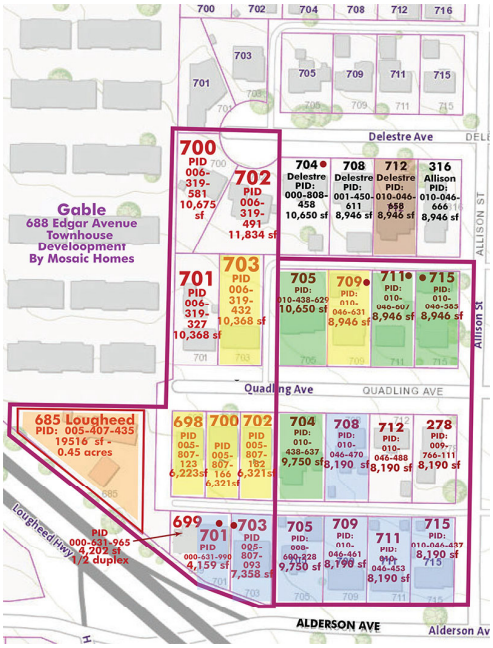
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PID: 010-046-461
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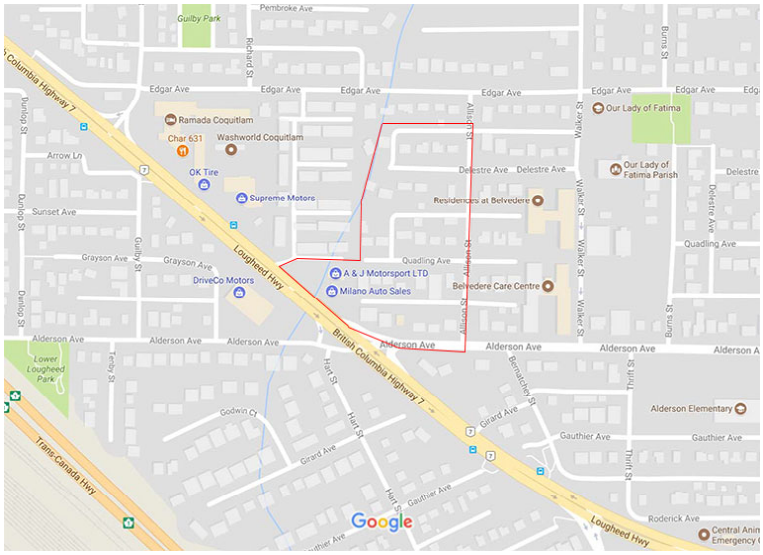
Alderson Av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Girard Ave
Gauthier Ave
Bernatchey St
Thuth St
Alderson Elementary
Roderick Ave
Central Anim Emergency
Columbia Highway 7
British Columbia Highway 7
Lougheed Hwy
Trans-Canada Hwy
Google

CITY OF PORT MOODY
CITY OF BURNABY
CITY OF NEW WESTMINSTER
CITY OF PORT COQUITLAM
COLONY FARM
Subject Property
SCHEDULE A
SOUTHWEST COQUITLAM
AREA PLAN
LAND USE DESIGNATIONS
One Family Residential
Compact One Family
Mobile Home Park
Neighbourhood Attached Residential
Townhousing
Urban Townhousing
Low Density Apartment Residential
Medium Density Apartment Residential
High Density Apartment Residential
Transit Village Commercial
Urban Quarter
Ravine Commercial
General Commercial
Neighbourhood Centre
Business Enterprise
Industrial
Agricultural
Civic and Major Institutional
Extensive Recreation
Parks and Recreation
Natural Areas
School
Waterfront Village Centre
Area Plan Boundary
Street Extension
East-West Connector
Major Road Network
Municipal Arterial Street
Municipal Collector Street
North-South Connector
Provincial Highway
Evergreen Rapid Transit Line
Coquitlam

Direct Area Listings & Sales Past 12 Months

ML #	Statu	Address	TotFlAr	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

SnapStats® COQUITLAM JULY 2020

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	0	0	NA
700,001 – 800,000	0	2	NA*
800,001 – 900,000	6	7	117%*
900,001 – 1,000,000	11	8	73%
1,000,001 – 1,250,000	42	28	67%
1,250,001 – 1,500,000	68	35	51%
1,500,001 – 1,750,000	55	17	31%
1,750,001 – 2,000,000	25	7	28%
2,000,001 – 2,250,000	15	3	20%
2,250,001 – 2,500,000	23	2	9%
2,500,001 – 2,750,000	14	0	NA
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	291	109	37%
2 Bedrooms & Less	14	5	36%
3 to 4 Bedrooms	103	42	41%
5 to 6 Bedrooms	105	43	41%
7 Bedrooms & More	69	19	28%
TOTAL*	291	109	37%

Community *DETACHED HOUSES*

SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	36	27	75%
Canyon Springs	3	1	33%
Cape Horn	8	2	25%
Central Coquitlam	47	22	47%
Chineside	6	2	33%
Coquitlam East	7	4	57%
Coquitlam West	52	10	19%
Eagle Ridge	3	1	33%
Harbour Chines	5	0	NA
Harbour Place	8	3	38%
Hockaday	3	3	100%
Maillardville	41	7	17%
Meadow Brook	0	3	NA*
New Horizons	3	3	100%
North Coquitlam	1	0	NA
Park Ridge Estates	2	1	50%
Ranch Park	15	5	33%
River Springs	4	3	75%
Scott Creek	8	1	13%
Summitt View	0	1	NA*
Upper Eagle Ridge	1	2	200%*
Westwood Plateau	37	7	19%
Westwood Summit	1	1	100%
TOTAL*	291	109	37%

SnapStats®	June	July	Variance
Inventory	294	291	-1%
Solds	80	109	36%
Sale Price	$1,244,500	$1,308,800	5%
Sale Price SQFT	$419	$425	1%
Sale to List Price Ratio	97%	100%	3%
Days on Market	13	16	23%

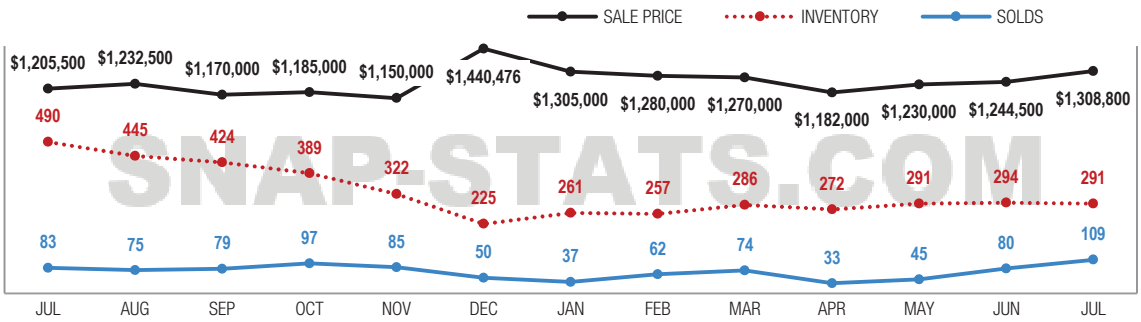
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 37% Sales Ratio average (3.7 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $900,000 to $1 mil with average 73% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2.25 mil to $2.5 mil, Coquitlam West, Maillardville, Scott Creek and Westwood Plateau
- Sellers Best Bet** Selling homes in Burke Mountain, Central Coquitlam and 3 to 6 bedroom properties

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

13 Month Market Trend



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Compliments of...

Les Twarog
RE/MAX Crest Realty
604.671.7000

6717000.com
mcl@6717000.com

REALTOR®

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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	Twnship	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			
BCAData 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 TRANSACT
11/21/2007	$0.00	BB14559	REJECT NOT SUITED SALE ANALYSIS
12/15/1972	$0.00	530927E	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

Crest Realty (Westside)

Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

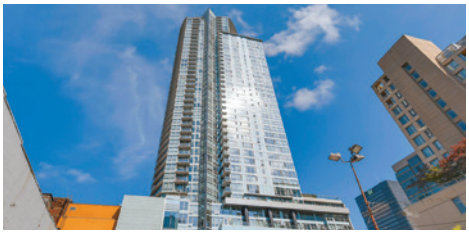
我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jenny Wu 778.776.7190

LUXURY WHITE ROCK HOUSE
1166 Keil Crescent $1,999,000

Very high-quality European built, totaling 4951 sf with 5 beds and 8 baths and partial ocean views. Large kitchen with high end appliances and custom cabinetry. Legal suite with separate entrance.

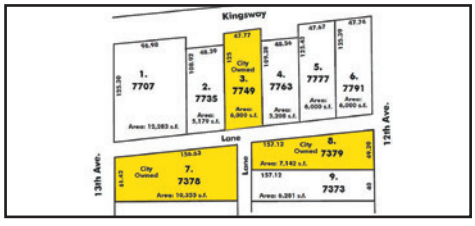
SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street $3,999,000

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.



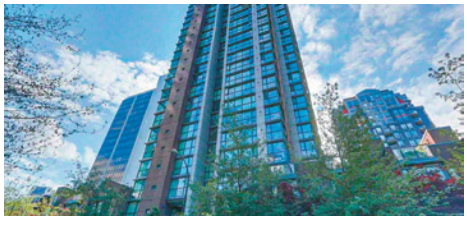
CAPITOL RESIDENCES – SEYMOUR AND ROBSON
2705 – 833 Seymour $769,000

733 sf 1 bed + flex + den penthouse style condo facing SE in the heart of the Entertainment District. Currently rented at $2K/mo, great building with 4 elevators, elegant lobby.



BURNABY DEVELOPMENT SITE
7763 – 7777 Kingsway $4,500,000

2 lots - 11,288 sf - Part of a land assembly totaling 62,799 sf The premises are rectangular in shape with over 96 feet of frontage on Kingsway. Current FSR is "one" as a rental bldg, it can be 3.1 FAR.



"THE CANADIAN" DOWNTOWN
3106 – 1068 Hornby $869,000

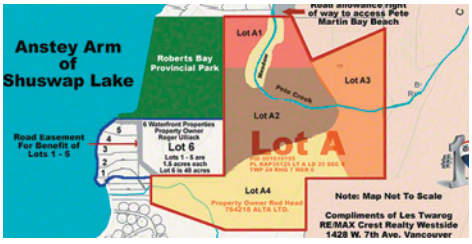
This 764 s/f - 1 bed/1 bath condo facing southwest with city and English Bay views is located in the heart of Downtown. Steps from transit, shopping centres, restaurants, and much more! Rented at $2500/month.

THE DISTRICT – 12TH AND KINGSWAY
302 – 251 E 7th $639,000

The District, Mount Pleasant, 634 sf 1 bed + den condo featuring well equipped kitchen with ceasar stone counters, premium stainless appliances, large west facing balcony and great facilities incl 2 roof top decks.

195 ACRES - CAMPGROUND
12975 SQUAMISH VALLEY RD. $7.9M

"Squamish Valley Campground" + RV Park. 195 acres of treed flat land in Upper Squamish. Property is quiet & peaceful with a sandy beach section, 200 campsites, 5 cabins, maintenance shop, several outbuildings and sheds, Seller willing to give Buyer a $5M VTB Mtg.



WATERFRONT LOTS FOR SALE
Anstey Arm Lots 1 – 6 $600K EACH

Five Waterfront Lots + a 6th Lot located behind that is on 33 Acres all being sold individually by same owner (Six PID's) – FIRST TIME ON THE MARKET. Rare opportunity to live on spectacular Anstey Arm at an affordable price.

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