

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

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

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

685 Loughheed

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

699 ●

PID
000-631-990
4,159 sf

701 ●

PID
005-
807-
093
7,358 sf

705

PID:
008-
690-228
9,750 sf

709

PID:
010-
046-461
8,190 sf

711

PID:
010-
046-453
8,190 sf

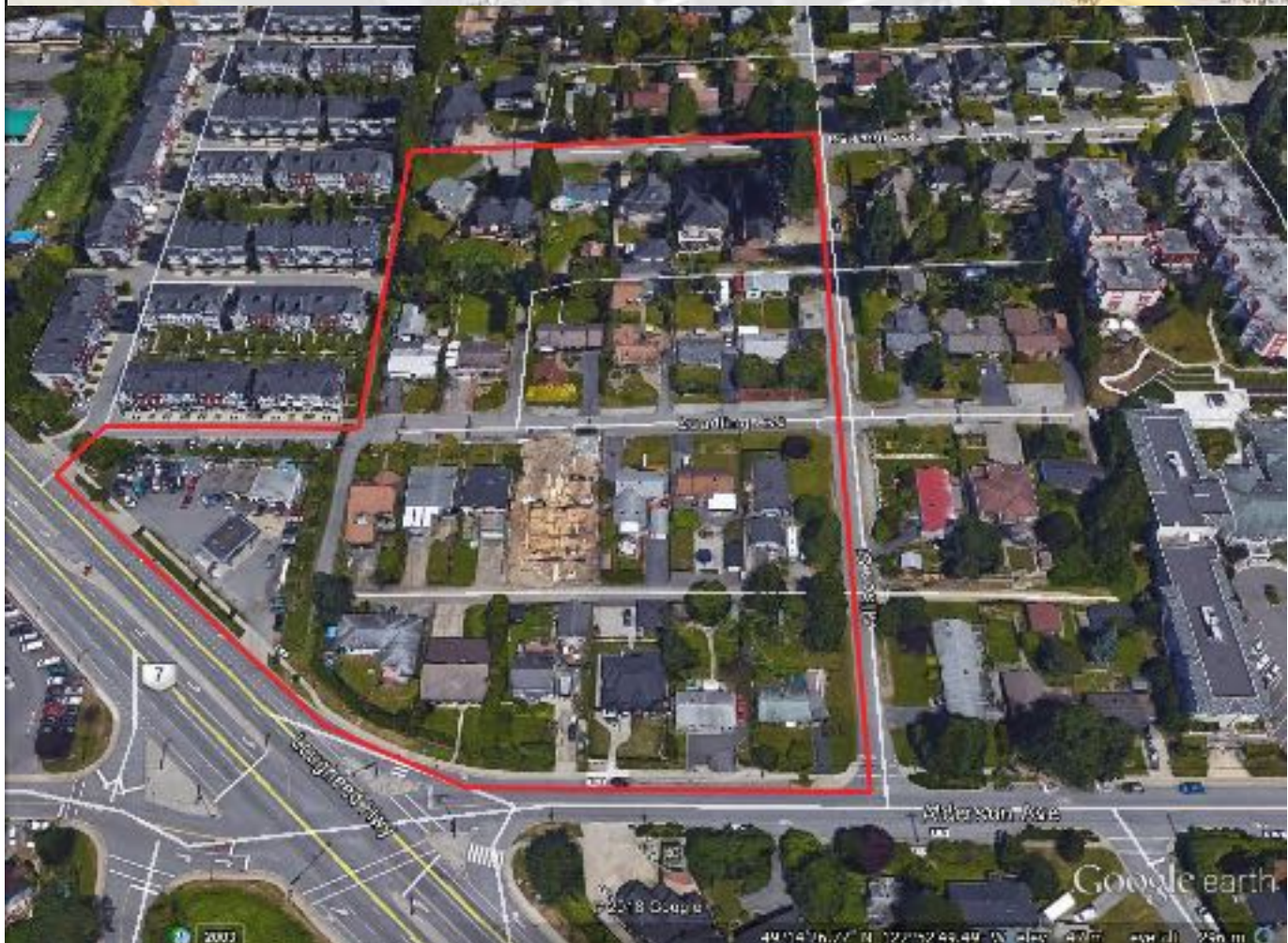
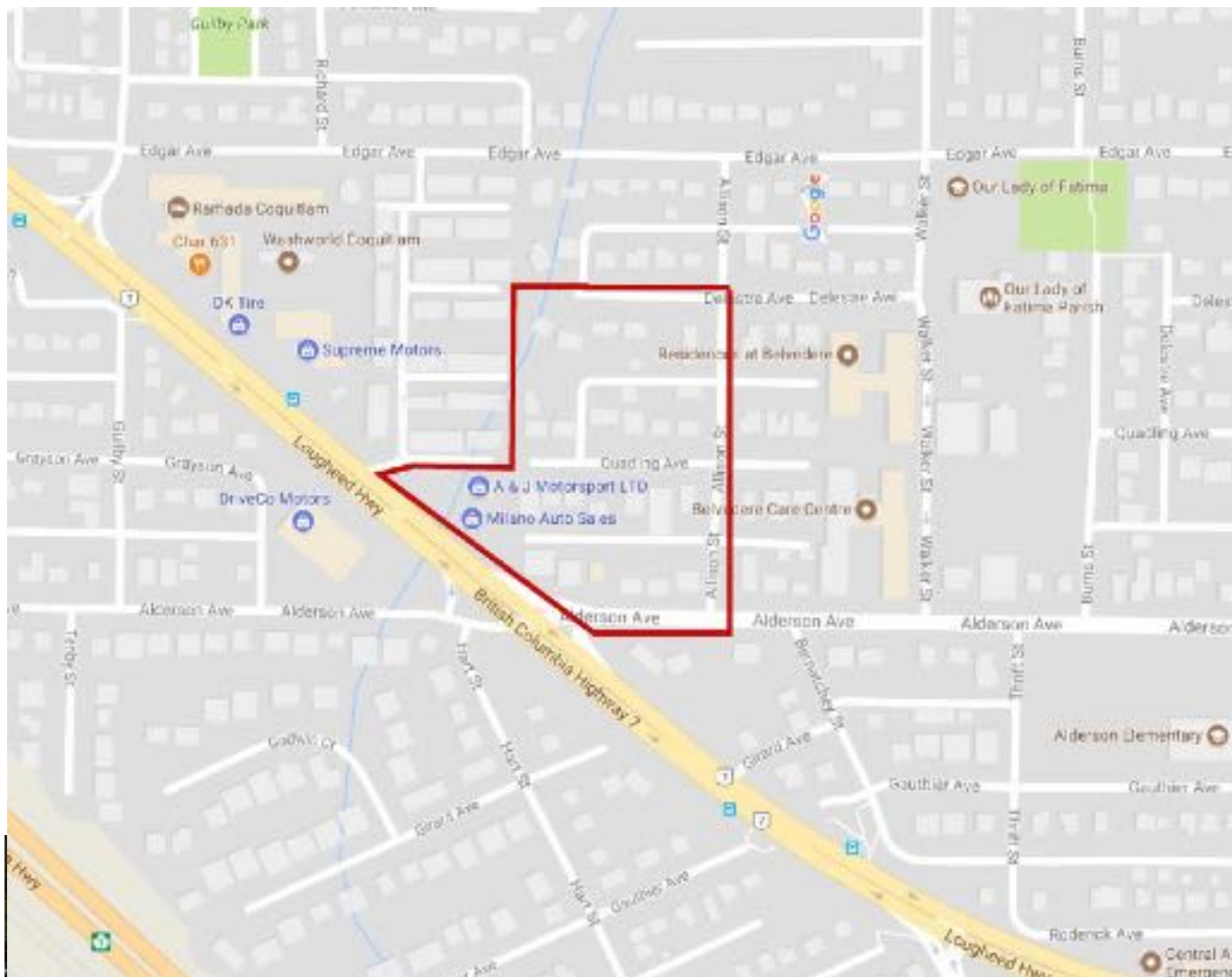
715

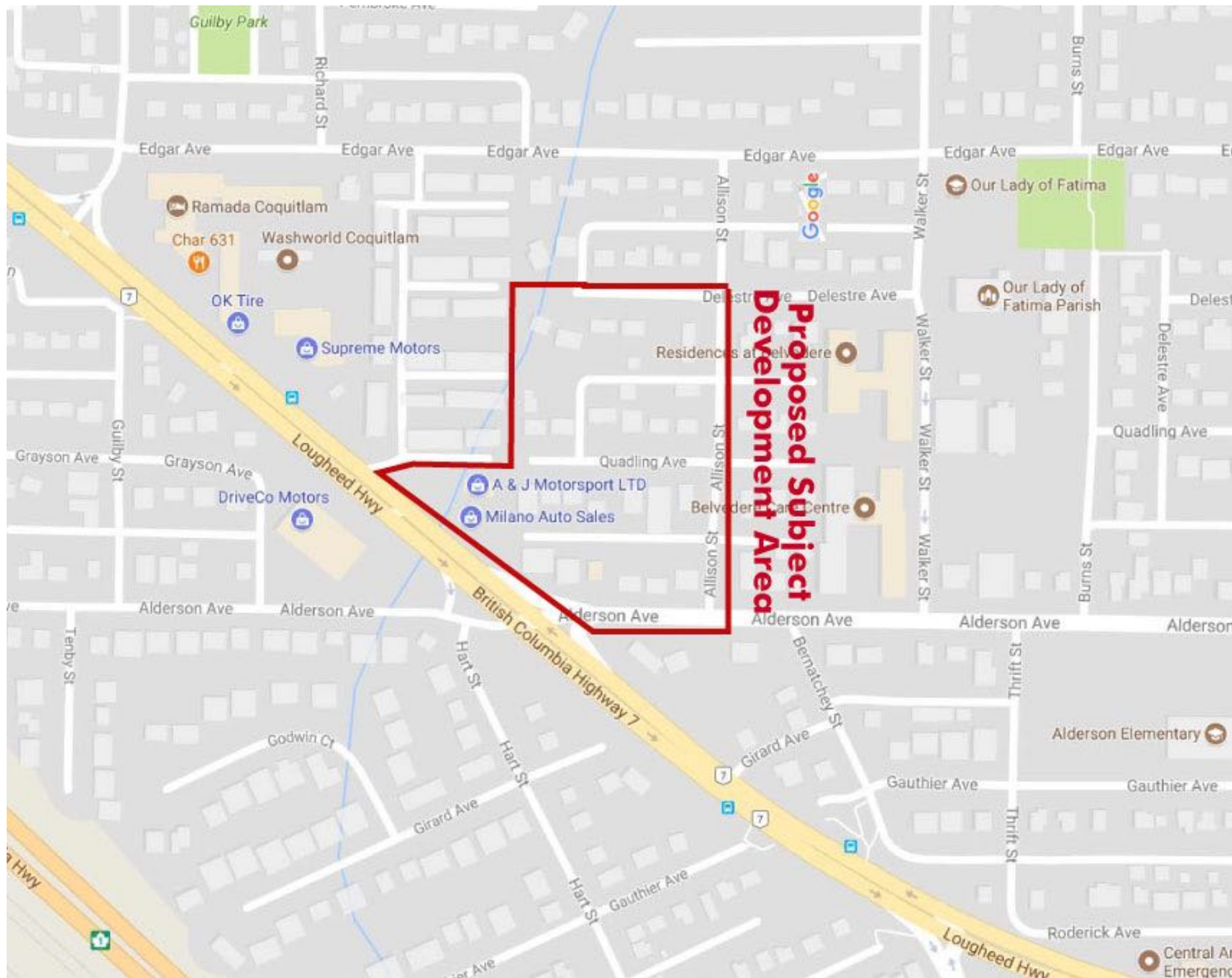
PID:
010-046-437
8,190 sf

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

ALDERSON AVE

Alderson Av







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**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,370**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,740 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,740 sq. ft.**

of Rooms: **13**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3	Below	4	No
4		0	No
5		0	No
6			
7			
8			

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

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

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 PREC* indicates 'Personal Real Estate Corporation'.

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Coquitlam Land Assembly

702 QUADLING AVENUE

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Depth / Size (ft.): **129**
Lot Area (sq.ft.): **6,321.00**
Flood Plain:
Rear Yard Exp:
Approval Req?:
If new, GST/HST inc?:

Frontage (feet): **49.00**
Bedrooms: **5**
Bathrooms: **5**
Full Baths: **5**
Half: **0**

Approx. Year Built: **1979**
Age: **25**
Zoning: **RES**
Gross Taxes: **\$4,723**
For Tax Year: **2017**
Tax Inc. Utilities?:
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**
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			

Finished Floor (Main): **1,365**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,300**
Finished Floor (Total): **2,665 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,665 sq. ft.**

of Rooms: **12**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1		4	Yes	Barn:
2		3	No	Workshop/Shed:
3		4	No	Pool:
4		4	No	Garage Sz:
5		4	No	Door Height:
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.

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R2456296
Active

House/Single Family
Residential Detached

700 QUADLING AVENUE

Coquitlam
Coquitlam West

\$1,896,300 (LP)
(SP)

Sold Date:



Sold Date:	Frontage (feet):	49.20	Approx. Year Built:	1981	
Depth / Size (ft.):	127	Bedrooms:	5	Age:	39
Lot Area (sq.ft.):	6,321.00	Bathrooms:	3	Zoning:	RES
Flood Plain:		Full Baths:	2	Gross Taxes:	\$4,624.27
Rear Yard Exp:	South	Half:	1	For Tax Year:	2019
Approval Req?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	005-807-166

View: **Yes: VALLEY**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking:
Parking: **Garage; Double** Parking Access:

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

Legal: **LOT 104, PLAN NWP59735, DISTRICT LOT 1 & 3, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 12'0			x			x
Main	Dining Room	11'0 x 9'0			x			x
Main	Master Bedroom	15'0 x 12'0			x			x
Main	Bedroom	12'0 x 10'0			x			x
Main	Bedroom	12'0 x 10'0			x			x
Below	Bedroom	12'0 x 10'0			x			x
Below	Bedroom	12'0 x 10'0			x			x
Below	Kitchen	8'0 x 7'0			x			x
Main	Kitchen	11'0 x 9'0			x			x
		x			x			

Finished Floor (Main):	1,369
Finished Floor (Above):	0
Finished Floor (Below):	1,369
Finished Floor (Basement):	0
Finished Floor (Total):	2,738 sq. ft.
Unfinished Floor:	0
Grand Total:	2,738 sq. ft.

# of Rooms:	9
# of Kitchens:	2
# of Levels:	2
Suite:	
Crawl/Bsmt. Height:	
Beds in Basement:	0
Basement:	Full
Beds not in Basement:	5

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	4	No
3	Below	1	No
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



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:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: Parking Access: **Rear**
Parking: **Add. Parking Avail., Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School
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	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 10'0			x			x
Main	Dining Room	12'0 x 10'0			x			x
Main	Kitchen	10'0 x 8'0			x			x
Main	Master Bedroom	12'0 x 11'0			x			x
Main	Bedroom	12'0 x 10'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Below	Bedroom	11'0 x 10'0			x			x
Below	Bedroom	11'0 x 10'0			x			x
Below	Living Room	12'0 x 10'0			x			x
Below	Dining Room	11'0 x 9'0			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



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:
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

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

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	Beds not in Basement: 5	5				Door Height:
Grand Total:	2,000 sq. ft.	Basement: Fully Finished, Part		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.

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Coquitlam Land Assembly

698 QUADLING AVENUE

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Depth / Size (ft.):	Frontage (feet):	63.47	Approx. Year Built:	1983
Lot Area (sq.ft.): 6,223	Bedrooms:	3	Age:	35
Flood Plain: No	Bathrooms:	3	Zoning:	SFD
Rear Yard Exp:	Full Baths:	2	Gross Taxes:	\$4,805
Approval Req?:	Half:	1	For Tax Year:	2017
If new, GST/HST inc?:			Tax Inc. Utilities?:	No
			P.I.D.:	005-807-123

View:

Complex / Subdiv:

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

Style of Home: **2 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Other, Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
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:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front, Lane**
Parking:

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 NWP59735 LT 103 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	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x

Finished Floor (Main):	2,710	# of Rooms:		Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:		1	Main	4	Yes		Barn:
Finished Floor (Below):	0	# of Levels: 2		2	Main	4	No		Workshop/Shed:
Finished Floor (Basement):	1,355	Suite:		3	Main	2	No		Pool:
Finished Floor (Total):	4,065 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5					Door Height:
Grand Total:	4,065 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

278 Allison Street

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Depth / Size (ft.):	Frontage (feet):	Approx. Year Built: 1955
Lot Area (sq.ft.): 8,190	Bedrooms: 3	Age: 63
Flood Plain: No	Bathrooms: 1	Zoning: SFD
Rear Yard Exp:	Full Baths: 1	Gross Taxes: \$4734
Approval Req?:	Half: 0	For Tax Year: 2017
If new, GST/HST inc?:		Tax Inc. Utilities?: No
		P.I.D.: 009-766-111

View:

Complex / Subdiv:

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

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
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:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front, Lane**
Parking:

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 9 DL 1 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	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x
Main							x

Finished Floor (Main):	1,248	# of Rooms:		Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:		1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2		2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,248 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Grand Total:	1,248 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.

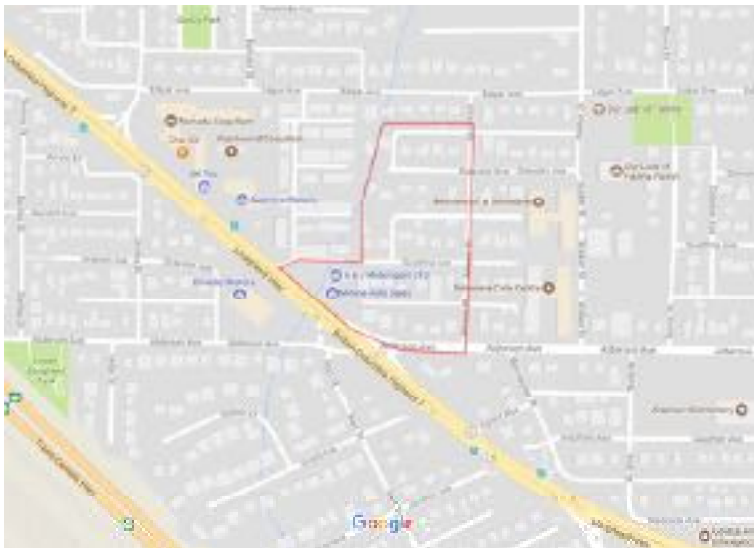
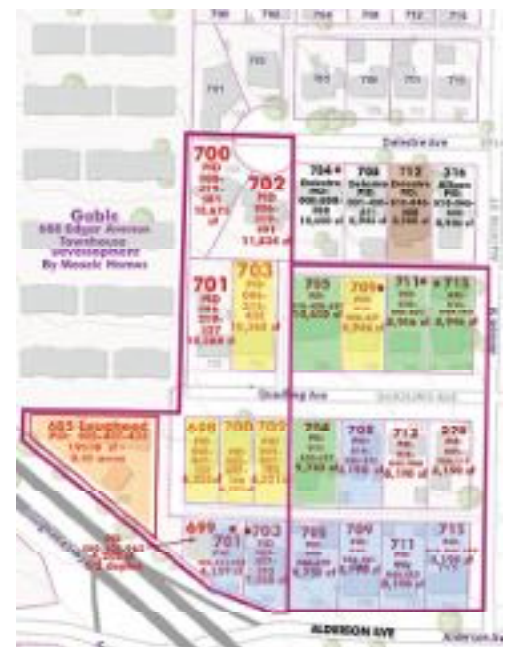
The properties are located along major transit nodes in the centre of Coquitlam, near the new Evergreen SkyTrain expansion. OCP allows for a Medium Density Development Site 7-8 Stories with an FSR of 2.45 or a 4-6 story development with an FSR of 2.3 Please go to Realtors web site for feature sheet and 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











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 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	4	0	NA
800,001 – 900,000	5	1	20%
900,001 – 1,000,000	10	2	20%
1,000,001 – 1,250,000	52	25	48%
1,250,001 – 1,500,000	113	22	19%
1,500,001 – 1,750,000	88	11	13%
1,750,001 – 2,000,000	50	2	4%
2,000,001 – 2,250,000	21	5	24%
2,250,001 – 2,500,000	25	1	4%
2,500,001 – 2,750,000	29	2	7%
2,750,001 – 3,000,000	16	0	NA
3,000,001 – 3,500,000	13	0	NA
3,500,001 – 4,000,000	10	0	NA
4,000,001 & Greater	3	0	NA
TOTAL*	439	71	16%

2 Bedrooms & Less	19	0	NA
3 to 4 Bedrooms	159	30	19%
5 to 6 Bedrooms	182	30	16%
7 Bedrooms & More	79	11	14%
TOTAL*	439	71	16%

SnapStats®	April	May	Variance
Inventory	391	439	12%
Solds	70	71	1%
Sale Price	\$1,342,500	\$1,370,000	2%
Sale Price SQFT	\$451	\$459	2%
Sale to List Price Ratio	97%	98%	1%
Days on Market	14	14	0%

*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.

Community DETACHED HOUSES

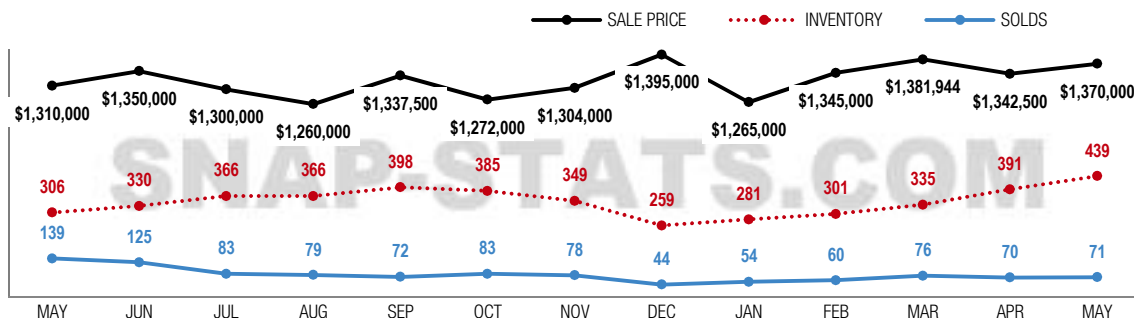
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	70	14	20%
Canyon Springs	4	2	50%
Cape Horn	18	2	11%
Central Coquitlam	100	15	15%
Chineside	6	1	17%
Coquitlam East	18	4	22%
Coquitlam West	69	5	7%
Eagle Ridge	4	1	25%
Harbour Chines	9	5	56%
Harbour Place	7	0	NA
Hockaday	2	0	NA
Maillardville	24	1	4%
Meadow Brook	9	0	NA
New Horizons	5	5	100%
North Coquitlam	2	0	NA
Park Ridge Estates	1	0	NA
Ranch Park	24	7	29%
River Springs	4	0	NA
Scott Creek	5	1	20%
Summitt View	3	1	33%
Upper Eagle Ridge	5	2	40%
Westwood Plateau	49	5	10%
Westwood Summit	1	0	NA
TOTAL*	439	71	16%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced Market at 16% Sales Ratio average (1.6 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 48% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2 mil and \$2.25 mil to \$2.5 mil, Coquitlam West, Maillardville and 7 plus bedrooms
- Sellers Best Bet** Selling homes in Harbour Chines and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Les Twarog
RE/MAX Crest Realty
604.671.7000

6717000.com
mcl@6717000.com



Detailed Tax Report

Property Information

Prop Address	704 DELESTRE AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	000-808-458	BoardCode	V
PostalCode	V3K 2E9		

Property Tax Information

TaxRoll Number	00916000	Gross Taxes	\$5,190.35
Tax Year	2017	Tax Amount Updated	08/09/2017

More PIDS

000-808-458

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP18984	4	37	3	36				

Legal FullDescription

PL NWP18984 LT 4 BLK 37 DL 3 LD 36. SUBSIDY LOT 2.

Land & Building Information

Width		Depth
Lot Size	10650 SQUARE FEET	Land Use
Actual Use	RESIDENTIAL DWELLING WITH SUITE	
Year Built	1963	
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning
WaterConn		
BCADData Update	04/18/2018	

Supplementary Property Info

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

Actual Totals

Land	Improvement	Actual Total
\$2,351,000.00	\$17,800.00	\$2,368,800.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,351,000.00	\$17,800.00	\$0.00	\$0.00	\$2,368,800.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,351,000.00	\$17,800.00	\$0.00	\$0.00	\$2,368,800.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/2/1987	\$99,000.00	AA124938	IMPRV SINGLE PROPERTY CASH TRANSACT
10/9/1984	\$0.00	X117055E	REJECT NOT SUITED SALE ANALYSIS
12/15/1972	\$0.00	675343E	REJECT NOT SUITED SALE ANALYSIS

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	Twndship	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			
BCADData 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	
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	Twndship	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		
BCADData 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
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Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
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School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
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Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
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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	Twndship	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			
BCADData 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	Twndship	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			
BCADData 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	Twnship	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			
BCADData 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	Twnship	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			
BCADData 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	Twntship	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	Twntship	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			
BCADData 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	Twnship	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								
BCADData 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	Twnship	Range	Meridian
NWP874	37		1&3	36				

Land & Building Information			
Width		Depth	
Lot Size	19516 SQUARE FEET	Land Use	
Actual Use	SERVICE STATION		
BCA Description	SERVICE STATION	Zoning	
WaterConn			
BCADData Update	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	Twndship	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	Twndship	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 TRANSACT
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	Twndship	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	Twndship	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				Zoning			
BCA Description	1 STY SFD - AFTER 1930 - STD							
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	Twndship	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	Twndship	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	Twntship	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	Twndship	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	Twntship	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				Zoning			
BCA Description	1 STY SFD - AFTER 1930 - STD							
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	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	Twndship	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			
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	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	Twndship	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	Twndship	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:

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(Westside)



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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.



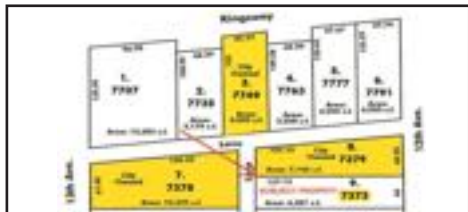
WILLOUGHBY LAND ASSEMBLY
LANGLEY, BC - 1.5 ACRES
21427 83 Avenue \$3,199,000

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.