



R2458898

Active

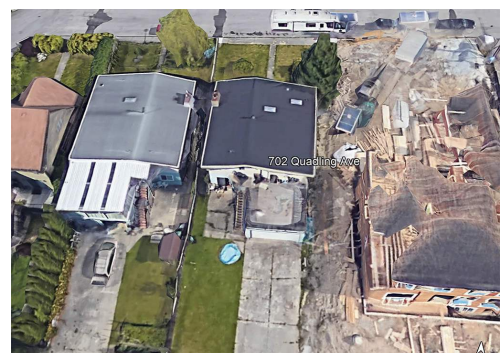
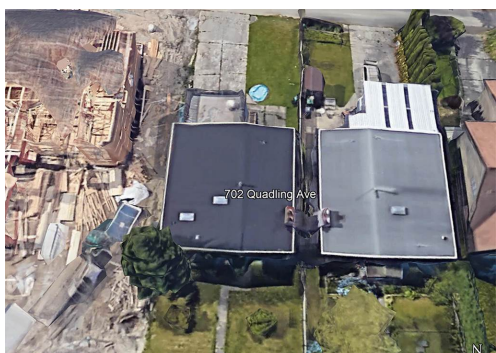
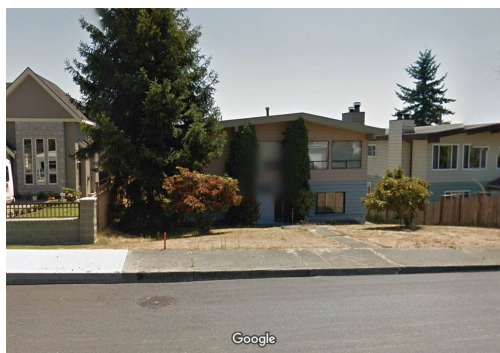
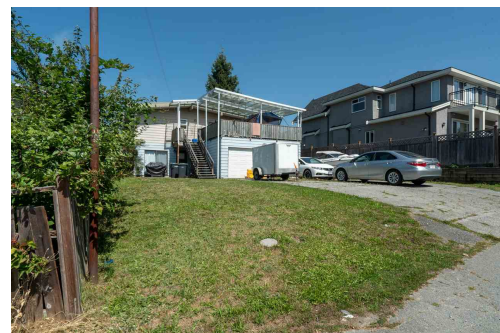
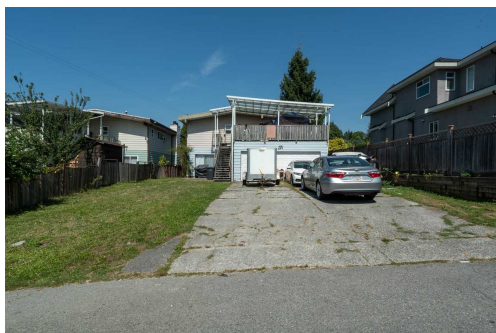
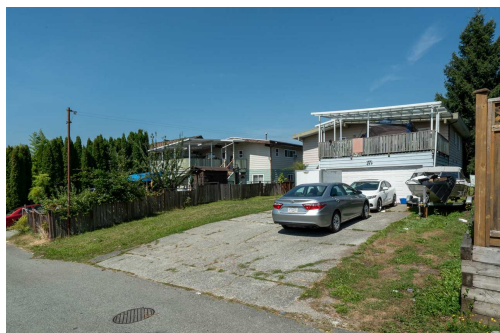
House/Single Family
Residential Detached

702 QUADLING AVENUE

Coquitlam
Coquitlam West

\$2,300,000 (LP)
(SP)

Sold Date:



Total Bedrooms 5
Total Baths 4
of Kitchens 2
FlArTotFin 2,697
#FinFlrLev 2
Type of Dwelling HOUSE
Style of Home 1ST

TotalPrkng 2
Exterior Finish MIXED, WOOD
Gross Taxes \$5,782.25
Yr Blt 1981
Occupancy Tenant
Floor Finish CWW

Days On Market 89
Fireplaces 2
Outdoor Area FENYD, PATIO
Lot Sz (Sq.Ft.) 6,321.00
FrontageFt 49.00
Depth 131
Fuel/Heating Electric, Forced Air, Natural Gas

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

RE/MAX Crest Realty

08/22/2020 11:37 AM

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



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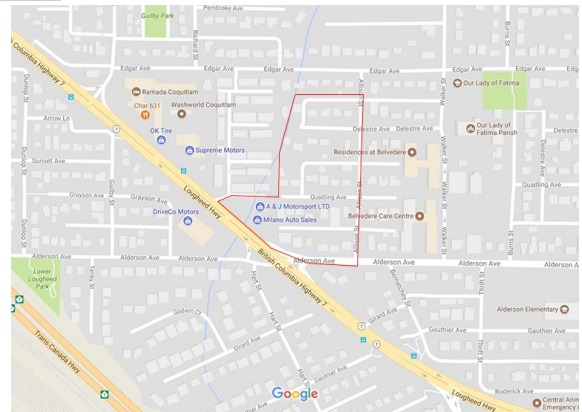
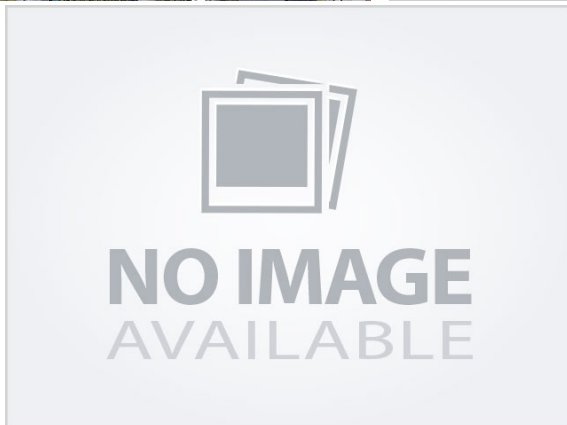
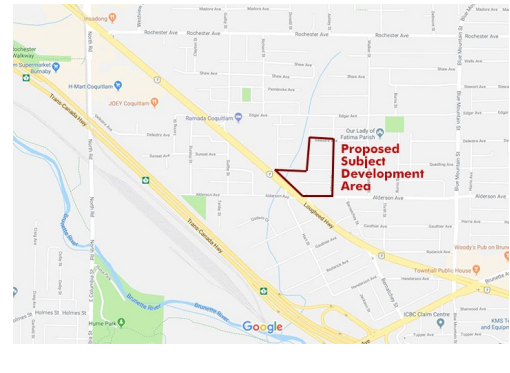
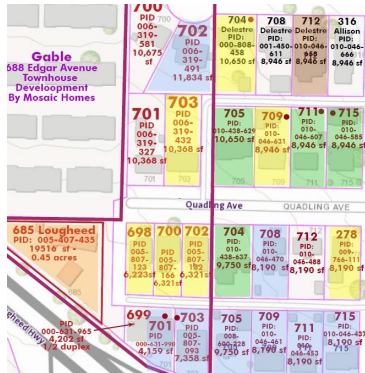
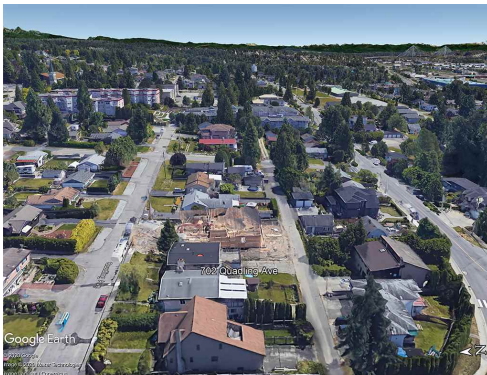
House/Single Family
Residential Detached

702 QUADLING AVENUE

Coquitlam
Coquitlam West

\$2,300,000 (LP)
(SP)

Sold Date:



Active

R2458898

Board: V , Detached

House/Single Family

702 QUADLING AVENUE

Coquitlam

Coquitlam West

V3K 1Z8

\$2,300,000 (LP)

(SP)

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Days on Market: 89

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 131

Lot Area (sq.ft.): 6,321.00

Flood Plain:

Council Apprv?:

Rear Yard Exp: South

If new, GST/HST inc?:

View:

Complex / Subdiv:

List Date: 5/25/2020

Original Price: \$2,300,000

Frontage (feet): 49.00

Frontage (metres): 14.94

Bedrooms: 5

Bathrooms: 4

Full Baths: 4

Half Baths: 0

Expiry Date: 8/25/2020

Sold Date:

Approx. Year Built: 1981

Age: 39

Zoning: RES

Gross Taxes: \$5,782.25

For Tax Year: 2019

Tax Inc. Utilities?: No

P.I.D.: 005-807-182

Tour: Virtual Tour URL

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

Sewer Type: City/Municipal

Style of Home: 1 Storey

Construction: Frame - Wood

Exterior: Mixed, Wood

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 2

Fireplace Fuel: Natural Gas

Water Supply: City/Municipal

Fuel/Heating: Electric, Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Patio(s)

Type of Roof: Asphalt

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 2

Covered Parking:

Parking Access: Rear

Parking: Add. Parking Avail., Open, Visitor Parking

Dist. to Public Transit: 1

Dist. to School Bus: 1

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes:

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: :

Registered:

Floor Finish: Wall/Wall/Mixed

Legal: LOT 105, PLAN NWP59735, DISTRICT LOT 1 & 3, NEW WESTMINSTER LAND DISTRICT

Amenities: Storage

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 14'0			x			x
Main	Dining Room	10'0 x 9'0			x			x
Main	Kitchen	10'0 x 8'0			x			x
Main	Master Bedroom	14'0 x 12'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Below	Living Room	14'0 x 12'0			x			x
Below	Kitchen	10'0 x 8'0			x			x
Below	Bedroom	11'0 x 10'0			x			x
Below	Bedroom	11'0 x 10'0			x			x

Finished Floor (Main): 1,369

Finished Floor (Above): 0

Finished Floor (Below): 0

Finished Floor (Basement): 1,328

Finished Floor (Total): 2,697 sq. ft.

Unfinished Floor: 0

Grand Total: 2,697 sq. ft.

of Rooms: 10

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?

Outbuildings

1 Main 4 Yes Barn:

2 Main 4 No Workshop/Shed:

3 Below 4 No Pool:

4 Below 4 No Garage Sz:

5 Grg Door Ht:

6

7

8

List Broker 1: RE/MAX Crest Realty - OFC: 604-602-1111

List Desig Agt 1: Les Twarog - Phone: 604-671-7000

List Desig Agt 2: David Hutchinson PREC* - Phone: 778-839-5442

Sell Broker 1:

Sell Sales Rep 1:

Owner: LING BAO, SHU-HENG WANG

Commission: 1%

List Broker 2: Sutton Group-West Coast Realty - Office: 604-714-1700

lesall@6717000.com

Appointments:

Call: LES TWAROG

Phone: 604-671-7000

2:

3:

Occupancy: Tenant

Realtor

Remarks:

Website for development site - www.quadling.ca – Link for additional info https://bcforsale.net/m-v33293-364-33293-2/278-allison,

Feature Sheet https://bccondos.net/uploads/vancouver33418/master_quadling_featuresheet.pdf

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Detailed 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	\$6,372.40
Tax Year	2020	Tax Amount Updated	07/16/2020
More PIDS			
005-807-182			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP59735	105		1 & 3	36				
Legal FullDescription								
LOT 105, PLAN NWP59735, DISTRICT LOT 1 & 3, NEW WESTMINSTER LAND DISTRICT								

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	04/09/2020		

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
\$1,520,000.00	\$12,800.00	\$1,532,800.00

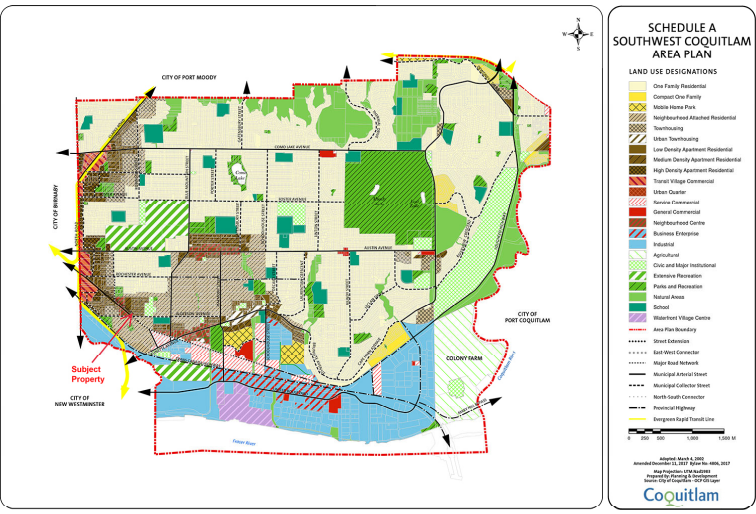
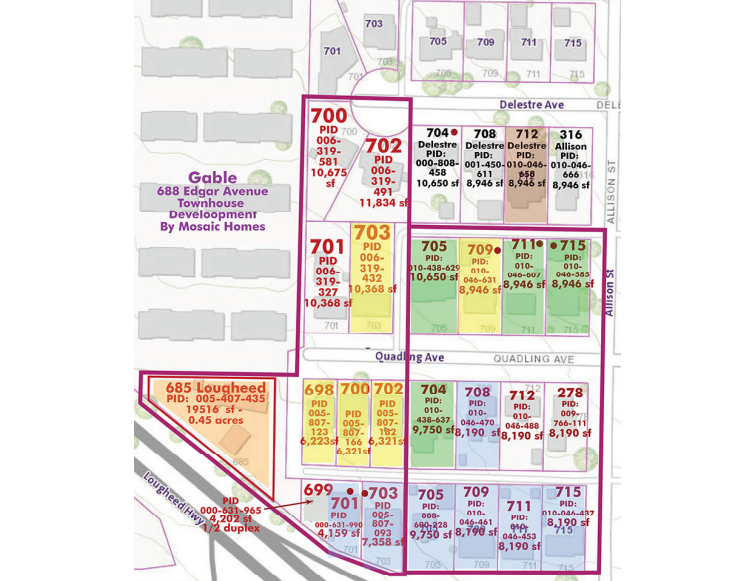
Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,520,000.00	\$12,800.00	\$0.00	\$0.00	\$1,532,800.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,520,000.00	\$12,800.00	\$0.00	\$0.00	\$1,532,800.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
11/3/2004	\$352,500.00	BW507045	IMPROVED SINGLE PROPERTY TRANSACTION
8/7/1992	\$232,500.00	BF299729	IMPROVED SINGLE PROPERTY TRANSACTION
9/15/1980	\$35,000.00	S93038E	VACANT SINGLE PROPERTY TRANSACTION







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

Loughheed Hwy

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

699 ●

PID
000-631-990
4,159 sf

703 ●

PID
005-
807-
093
7,358 sf

705

PID:
008-
690-228
9,750 sf

709

PID:
010-
046-461
8,190 sf

711

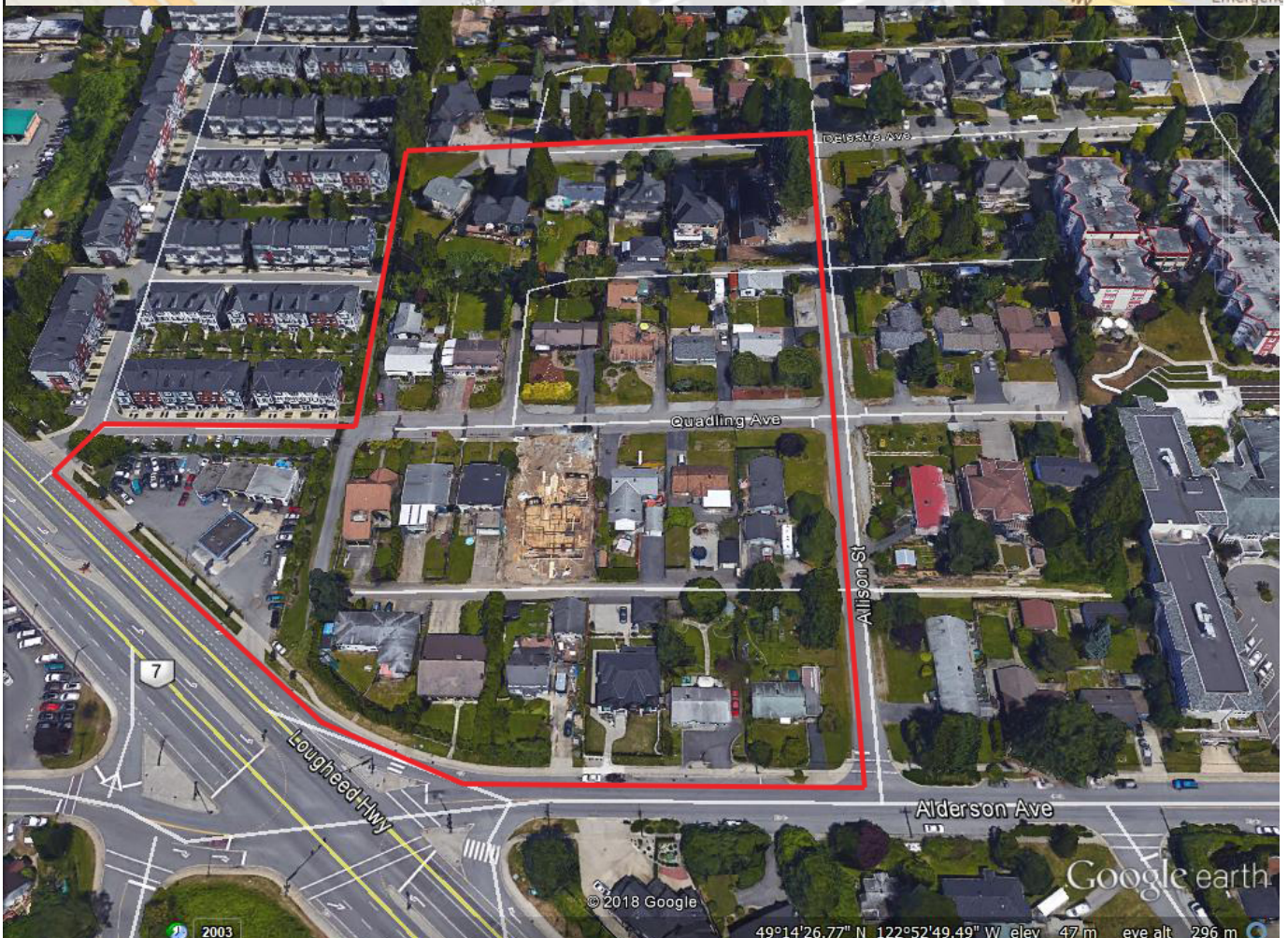
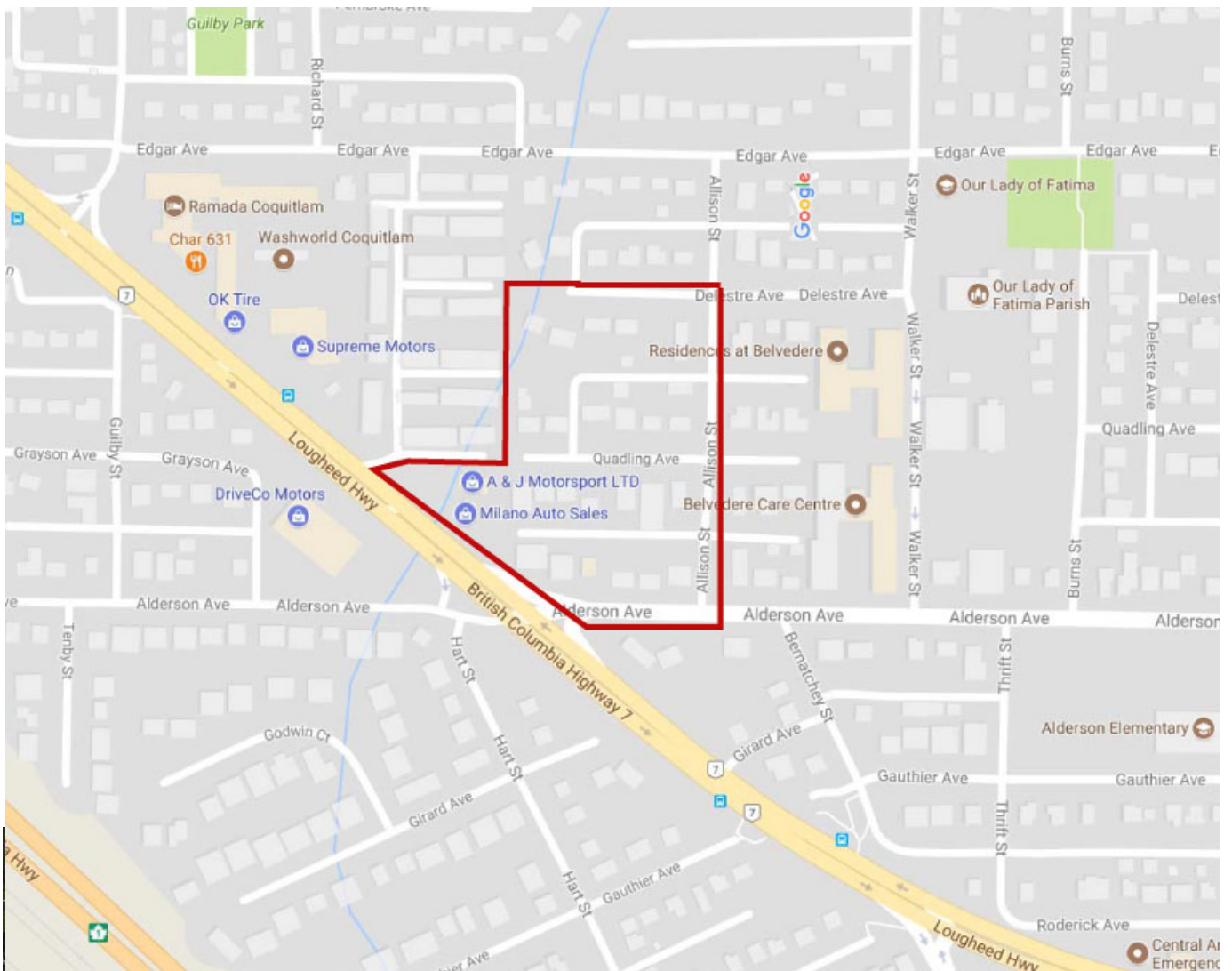
PID:
010-
046-453
8,190 sf

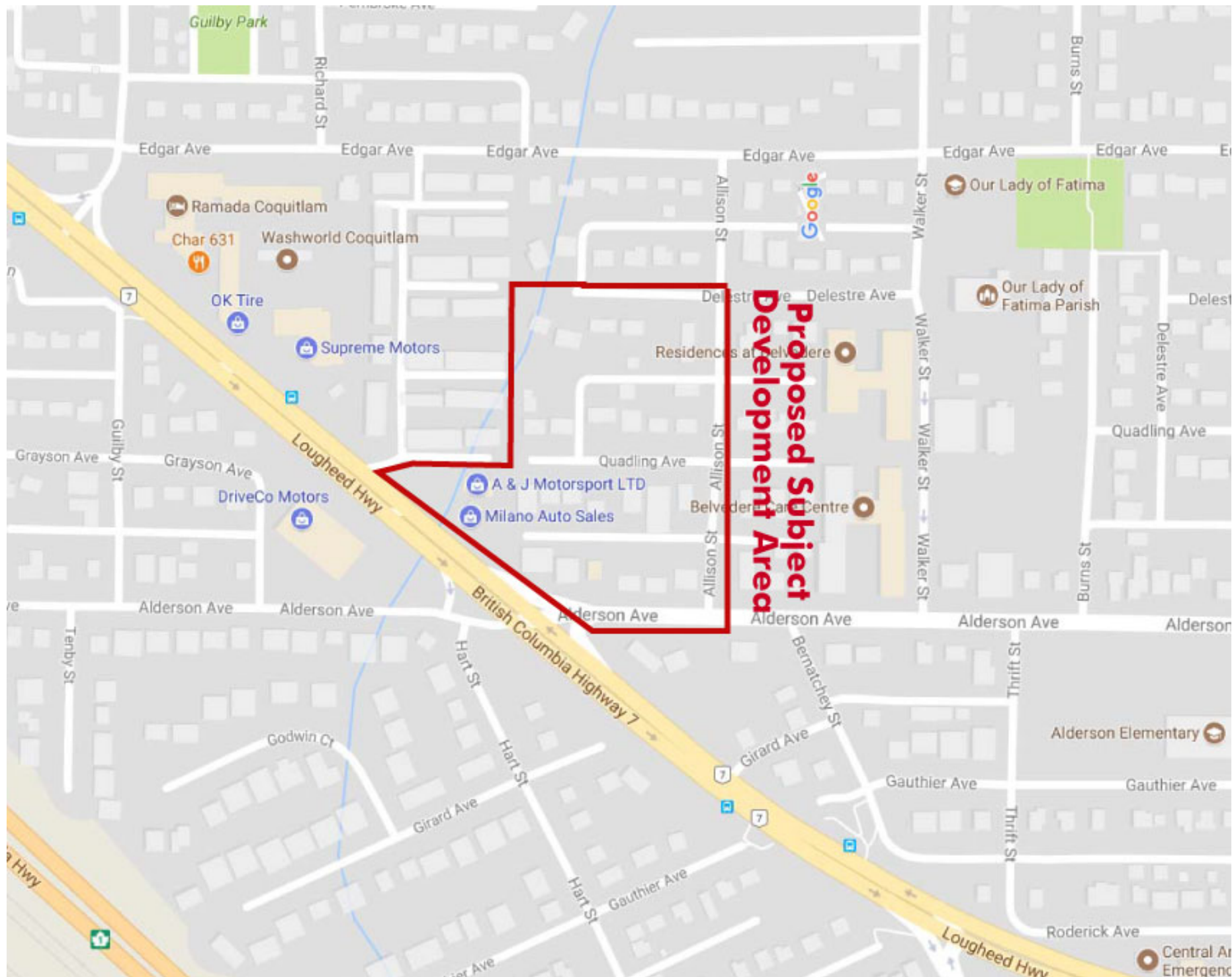
715

PID:
010-046-437
8,190 sf

ALDERSON AVE

Alderson Av





Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	1	1	100%
300,001 – 400,000	16	3	19%
400,001 – 500,000	61	16	26%
500,001 – 600,000	70	15	21%
600,001 – 700,000	61	7	11%
700,001 – 800,000	42	5	12%
800,001 – 900,000	43	6	14%
900,001 – 1,000,000	19	3	16%
1,000,001 – 1,250,000	21	2	10%
1,250,001 – 1,500,000	1	0	NA
1,500,001 – 1,750,000	3	0	NA
1,750,001 – 2,000,000	1	0	NA
2,000,001 – 2,250,000	0	0	NA
2,250,001 – 2,500,000	0	0	NA
2,500,001 – 2,750,000	0	0	NA
2,750,001 – 3,000,000	0	0	NA
3,000,001 – 3,500,000	0	0	NA
3,500,001 – 4,000,000	0	0	NA
4,000,001 & Greater	0	0	NA
TOTAL*	339	58	17%

0 to 1 Bedroom	90	11	12%
2 Bedrooms	159	31	19%
3 Bedrooms	57	7	12%
4 Bedrooms & Greater	33	9	27%
TOTAL*	339	58	17%

SnapStats®	March	April	Variance
Inventory	334	339	1%
Solds	121	58	-52%
Sale Price	\$609,900	\$548,000	-10%
Sale Price SQFT	\$632	\$591	-6%
Sale to List Price Ratio	102%	99%	-3%
Days on Market	10	13	30%

*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 CONDOS & TOWNHOMES

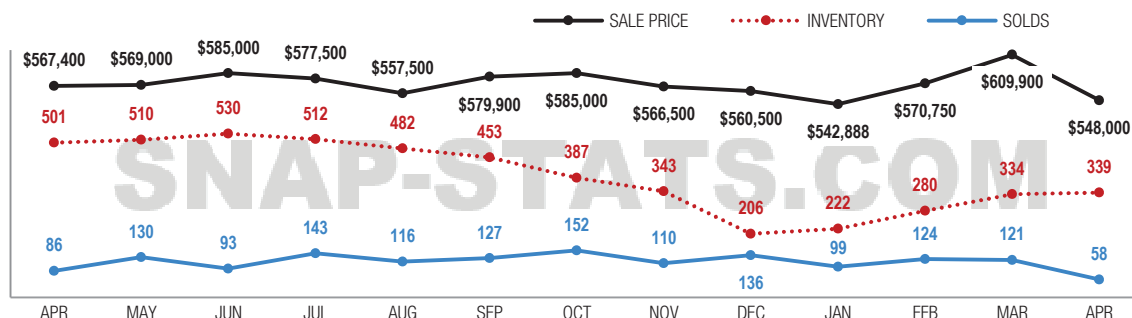
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	30	8	27%
Canyon Springs	10	2	20%
Cape Horn	0	0	NA
Central Coquitlam	11	3	27%
Chineside	0	0	NA
Coquitlam East	1	0	NA
Coquitlam West	164	18	11%
Eagle Ridge	6	3	50%
Harbour Chines	1	0	NA
Harbour Place	0	0	NA
Hockaday	1	0	NA
Maillardville	9	3	33%
Meadow Brook	0	0	NA
New Horizons	11	3	27%
North Coquitlam	72	8	11%
Park Ridge Estates	0	0	NA
Ranch Park	1	1	100%
River Springs	1	0	NA
Scott Creek	0	0	NA
Summitt View	0	0	NA
Upper Eagle Ridge	4	0	NA
Westwood Plateau	17	9	53%
Westwood Summit	0	0	NA
TOTAL*	339	58	17%

Market Summary

- Market Type Indicator **COQUITLAM ATTACHED**: Balanced Market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 26% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Coquitlam West, North Coquitlam, up to 1 / and 3 bedroom properties
- Sellers Best Bet** Selling homes in Maillardville, Westwood Plateau and minimum 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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6717000.com
mcl@6717000.com





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Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

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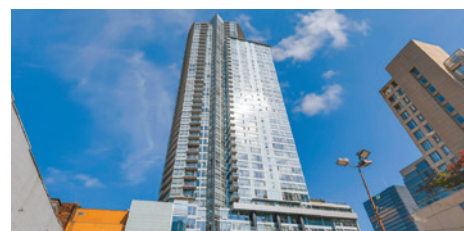
LUXURY WHITE ROCK HOUSE
1166 Keil Crescent \$1,999,000

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.



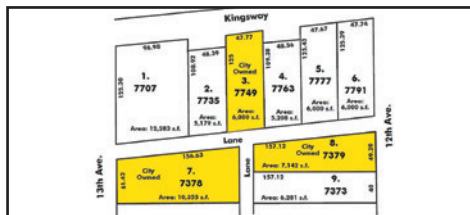
SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street \$3,999,000

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.



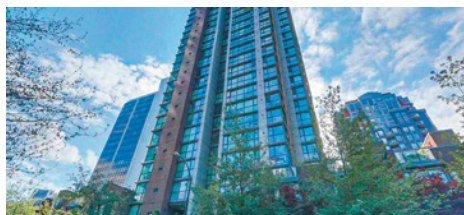
CAPITOL RESIDENCES – SEYMOUR AND ROBSON
2705 – 833 Seymour \$769,000

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.



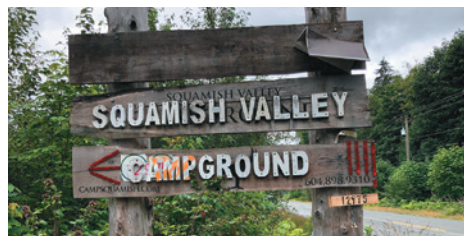
"THE CANADIAN" DOWNTOWN
3106 – 1068 Hornby \$869,000

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.



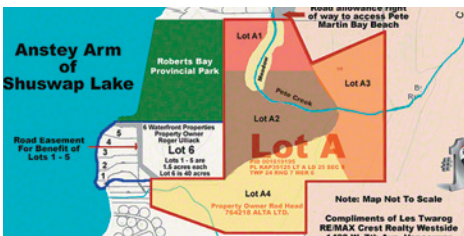
THE DISTRICT – 12TH AND KINGSWAY
302 – 251 E 7th \$639,000

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