



604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2580233****Active**

House/Single Family

Residential Detached

910 ROBINSON STREET

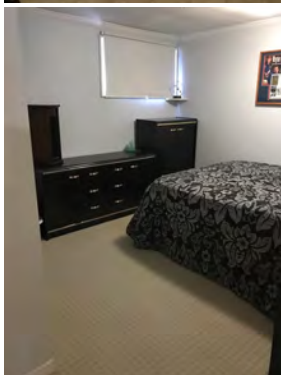
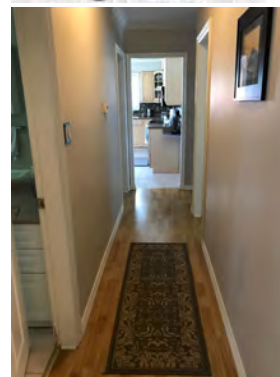
Coquitlam

Coquitlam West

\$1,599,000 (LP)

(SP)

Sold Date:



Total Bedrooms 5
Total Baths 2
of Kitchens 2
FIArTotFin 2,000
#FinFlrLev 2
Type of Dwelling HOUSE
Style of Home RBBMT

TotalPrkng 4
Exterior Finish MIXED
Gross Taxes \$5,792.49
Yr Blt 1957
Occupancy Owner
Floor Finish MIXED

Days On Market 101
Fireplaces 0
Outdoor Area BPD, FENYD
Lot Sz (Sq.Ft.) 8,693.00
FrontageFt 0.00
Depth
Fuel/Heating Forced Air, Natural Gas

Totally redesigned home in the past few years. Notable features of this home incl custom maple cabinets with tile flooring, hardwood floors that span throughout the living area, laminate floors that cover the bedrooms, & full 4pc main bathroom including a spacious tub. The downstairs suite contains a separate entry point that houses a 2 bedroom suite perfect as a mortgage helper. The whole house has been tastefully renovated to include newly installed vinyl windows & upgraded motor & parts fireplace perfect for the wintertime. Backyard comes with a shed perfect for those who love to garden or need a place to store their outdoor gear. House is situated in the best neighborhood w/close proximity to transit, SFU, & Lougheed Shopping Centre.

RE/MAX Crest Realty

08/19/2021 10:16 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"



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2580233

Active

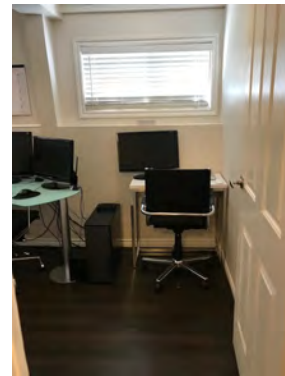
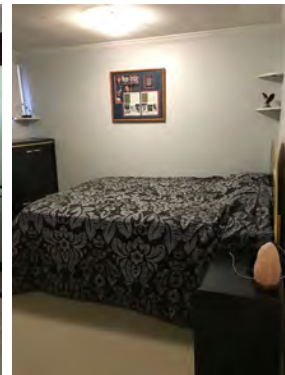
House/Single Family
Residential Detached

910 ROBINSON STREET

Coquitlam
Coquitlam West

\$1,599,000 (LP)
(SP)

Sold Date:



Personal Real Estate Corporation"



604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2580233****Active**House/Single Family
Residential Detached**910 ROBINSON STREET**

Coquitlam

Coquitlam West

\$1,599,000 (LP)

(SP)

Sold Date:



Sold Date:	Frontage (feet):	0.00	Approx. Year Built:	1957
Depth / Size (ft.):	Bedrooms:	5	Age:	64
Lot Area (sq.ft.): 8,693.00	Bathrooms:	2	Zoning:	RT-1
Flood Plain:	Full Baths:	2	Gross Taxes:	\$5,792.49
Rear Yard Exp: Southeast	Half:	0	For Tax Year:	2020
Approval Req?:			Tax Inc. Utilities?:	No
If new, GST/HST inc?:			P.I.D.:	003-577-511

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation:
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Single**

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

Dist. to School

Legal: **LOT 177, PLAN NWP65323, DISTRICT LOT 106, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **None**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 10'			x			x
Main	Living Room	14' x 12'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Laundry	0' x 0'			x			x
Bsmt	Living Room	18' x 11'			x			x
Bsmt	Kitchen	11' x 11'			x			x
Bsmt	Bedroom	10' x 10'			x			
Bsmt	Bedroom	12' x 9'			x			

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

Listing Broker(s): **RE/MAX Crest Realty****Sutton Group-West Coast Realty**

Totally redesigned home in the past few years. Notable features of this home incl custom maple cabinets with tile flooring, hardwood floors that span throughout the living area, laminate floors that cover the bedrooms, & full 4pc main bathroom including a spacious tub. The downstairs suite contains a separate entry point that houses a 2 bedroom suite perfect as a mortgage helper. The whole house has been tastefully renovated to include newly installed vinyl windows & upgraded motor & parts fireplace perfect for the wintertime. Backyard comes with a shed perfect for those who love to garden or need a place to store their outdoor gear. House is situated in the best neighborhood w/close proximity to transit, SFU, & Lougheed Shopping Centre.

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

08/19/2021 10:16 AM

Detailed Tax Report

Property Information			
Prop Address	910 ROBINSON ST	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	BURQUITLAM
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	003-577-511	BoardCode	V
PostalCode	V3J 4G6		

Property Tax Information			
TaxRoll Number	10027177	Gross Taxes	\$5,792.49
Tax Year	2020	Tax Amount Updated	07/16/2020
More PIDS			
003-577-511			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP65323	177		106	36				
Legal FullDescription								
LOT 177, PLAN NWP65323, DISTRICT LOT 106, GROUP 1, NEW WESTMINSTER LAND DISTRICT								

Land & Building Information			
Width		Depth	
Lot Size	8693 SQUARE FEET	Land Use	
Actual Use	PROPERTY SUBJECT TO SECTION 19(8)		
Year Built	1956		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
BCADData Update	02/01/2021		

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

Actual Totals		
Land	Improvement	Actual Total
\$961,000.00	\$42,500.00	\$1,003,500.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$961,000.00	\$42,500.00	\$0.00	\$0.00	\$1,003,500.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$961,000.00	\$42,500.00	\$0.00	\$0.00	\$1,003,500.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
3/21/2005	\$378,000.00	BX218190	IMPROVED SINGLE PROPERTY TRANSACTION
5/13/2002	\$265,000.00	BT159974	IMPROVED SINGLE PROPERTY TRANSACTION
1/15/1999	\$232,000.00	BN9263	IMPROVED SINGLE PROPERTY TRANSACTION



LES TWAROG
VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST



604.671.7000



LES@6717000.COM



910 ROBINSON ST Coquitlam BC V3J 4G6

PID	003-577-511			Legal Description	LOT 177, PLAN NWP65323, DISTRICT LOT 106, GROUP 1, NEW WESTMINSTER LAND DISTRICT		
Zoning	RT-1, Infill Residential			Community Plans(s)	OCP: Southwest Coquitlam Area Plan (Townhousing), NCP: Burquitlam Lougheed Neighbourhood Plan (Townhousing), not in ALR		
Registered Owner	BH*, A*						
Floor Area	1920 Ft²	Max Elevation	126.75 m	Year Built	1956	Transit Score	60 / Good Transit
Lot Size	8696.73 ft²	Min Elevation	124.50 m	Bedrooms	5	WalkScore	43 / Car-Dependent
Dimensions	-	Annual Taxes	\$5,792.49	Bathrooms	2	Structure	PROPERTY SUBJECT TO SECTION 19(8)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2580233	Active 10/05/2021	4	\$1,999,000 / -	RE/MAX Crest Realty
V842881	Expired 25/08/2010	39	\$648,000 / -	One Percent Realty Ltd.
V514401	Sold 23/02/2005	97	\$388,000 / \$378,000	Sutton Group-West Coast Realty

APPRECIATION

	Date	(\$)	% Change
List Price	10/05/2021	\$1,999,000	428.84 %
Sales History	21/03/2005	\$378,000	42.64 %
	13/05/2002	\$265,000	14.22 %
	15/01/1999	\$232,000	

ASSESSMENT

	2020	2021	% Change
Building	\$10,000	\$10,000	
Land	\$1,372,000	\$1,642,000	19.68 %
Total	\$1,382,000	\$1,652,000	19.54 %

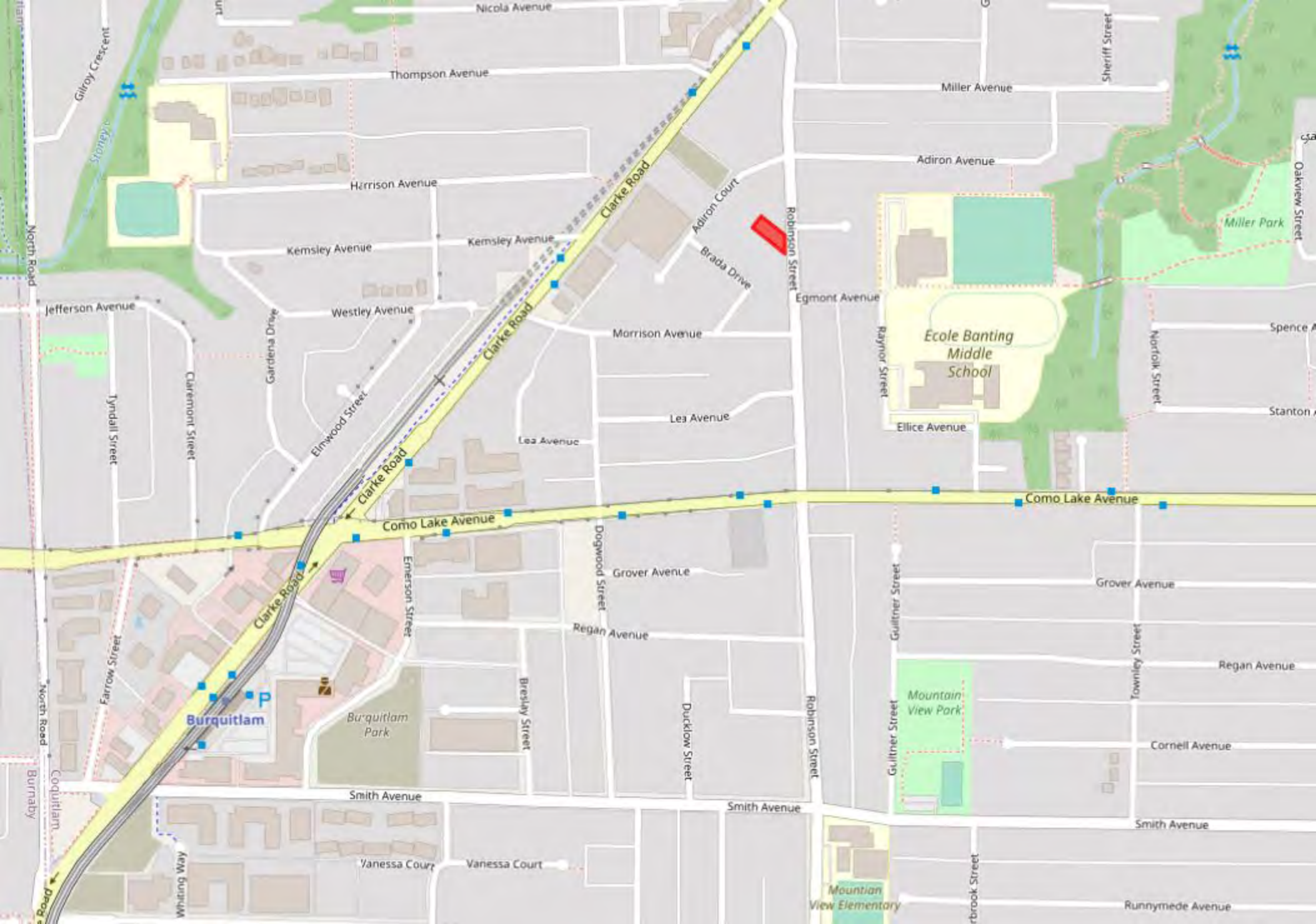
SCHOOL CATCHMENT

	Elementary	Middle	Secondary
Catchment	Miller Park	Banting Middle	Port Moody
2017-18 F.I. Rating	5.8	n/a	5
2017-18 F.I. Rank	512/955	n/a	189/251
Special Notes	Montessori	Middle French Immersion	IB Program (DP)

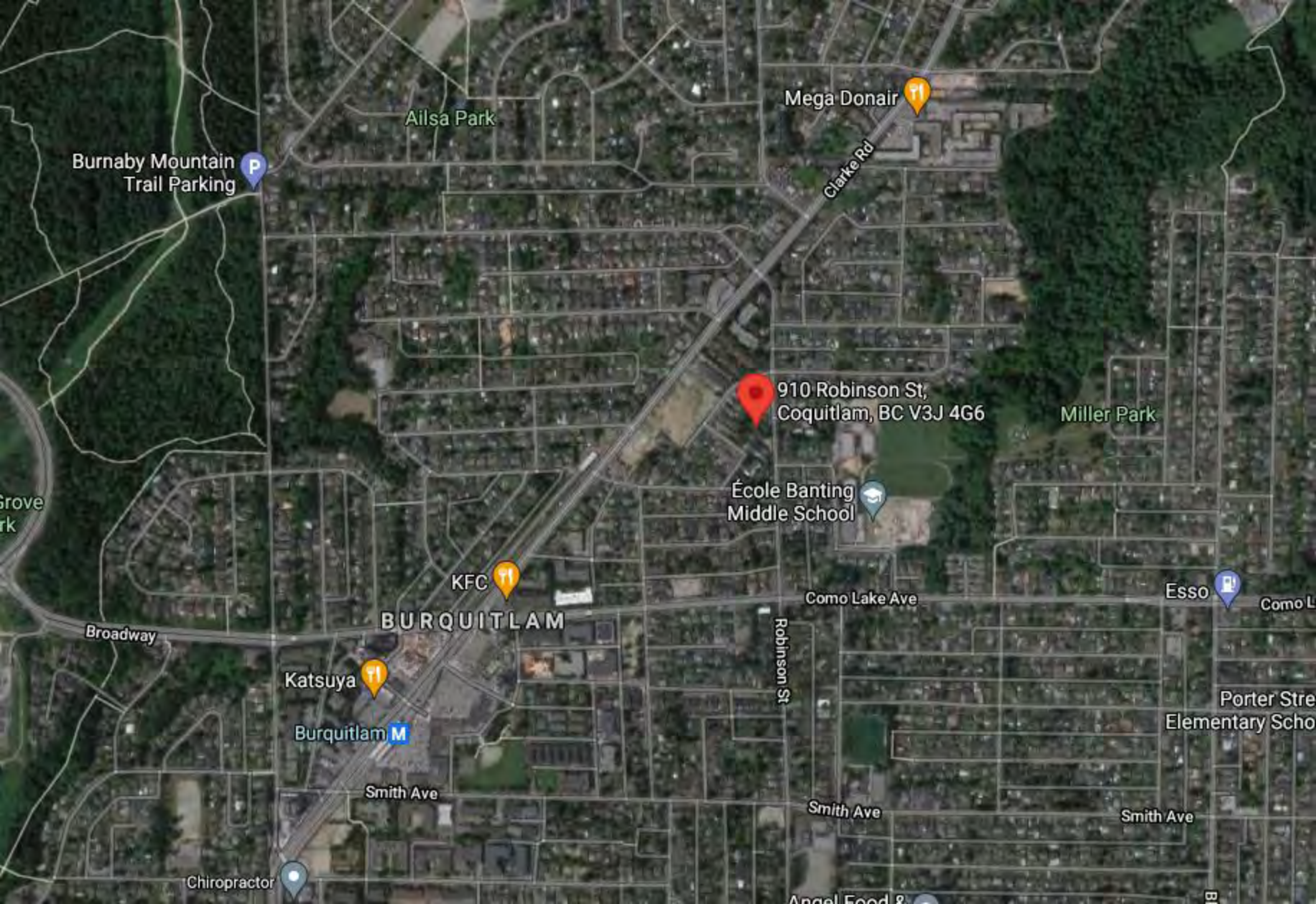
DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.







Burnaby Mountain Trail Parking

Ailsa Park

Mega Donair

Clarke Rd

910 Robinson St,
Coquitlam, BC V3J 4G6

Miller Park

École Banting
Middle School

KFC

BURQUITLAM

Broadway

Katsuya

Burquitlam M

Smith Ave

Chiropractor

Como Lake Ave

Robinson St

Esso

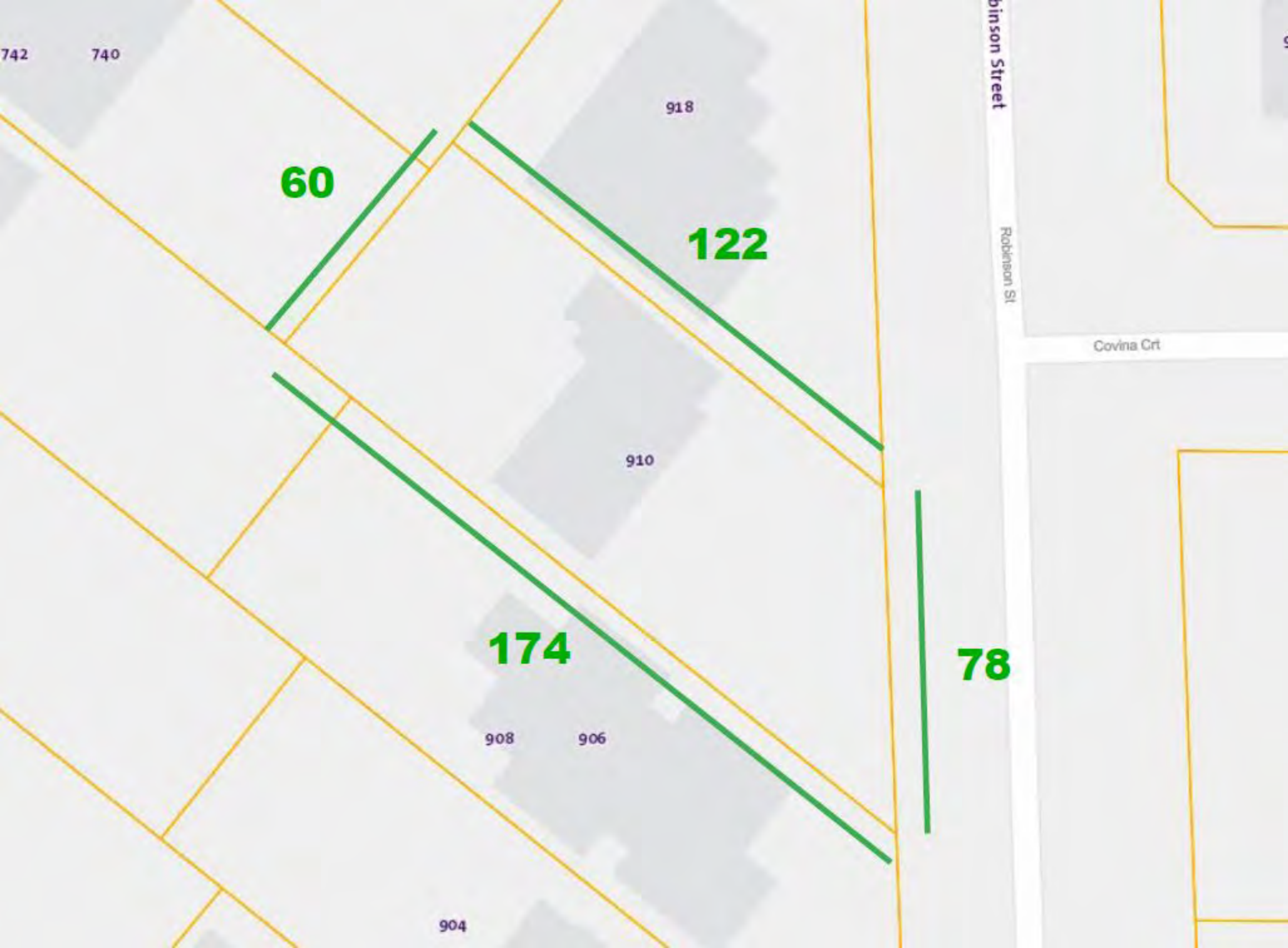
Como L

Porter Street
Elementary School

Smith Ave

Smith Ave

Angel Food



60

122

174

78

742

740

918

910

908

906

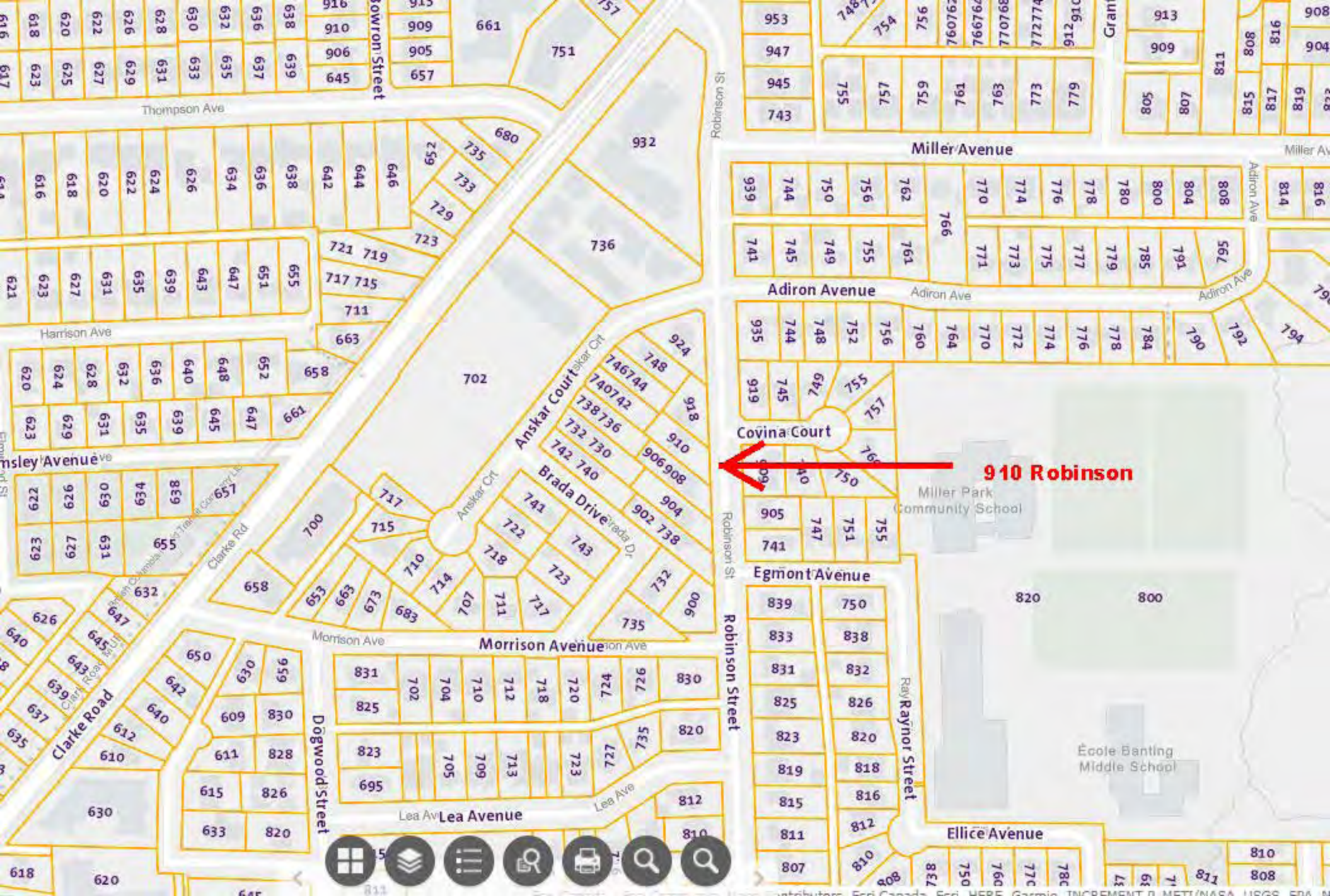
904

9

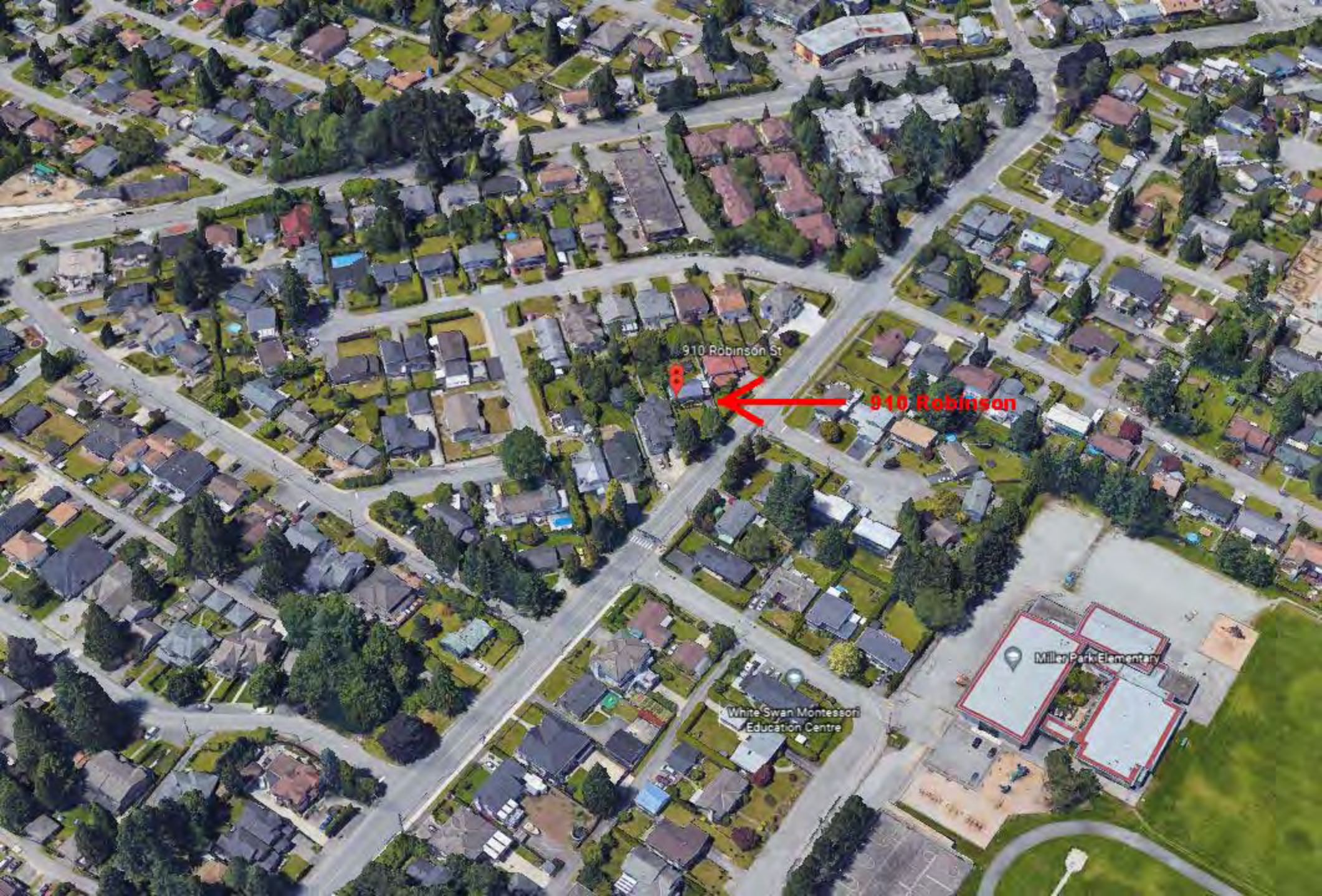
Robinson Street

Robinson St

Covina Crt



910 Robinson



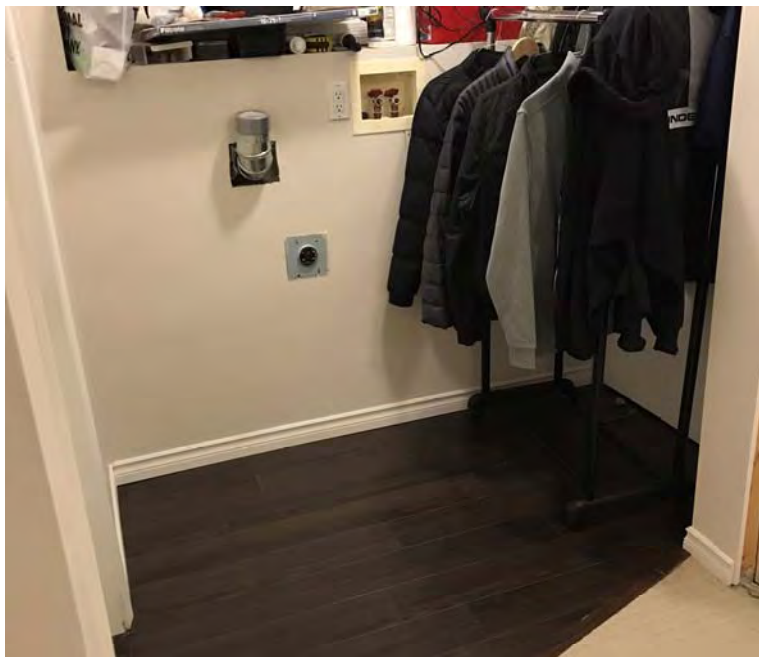
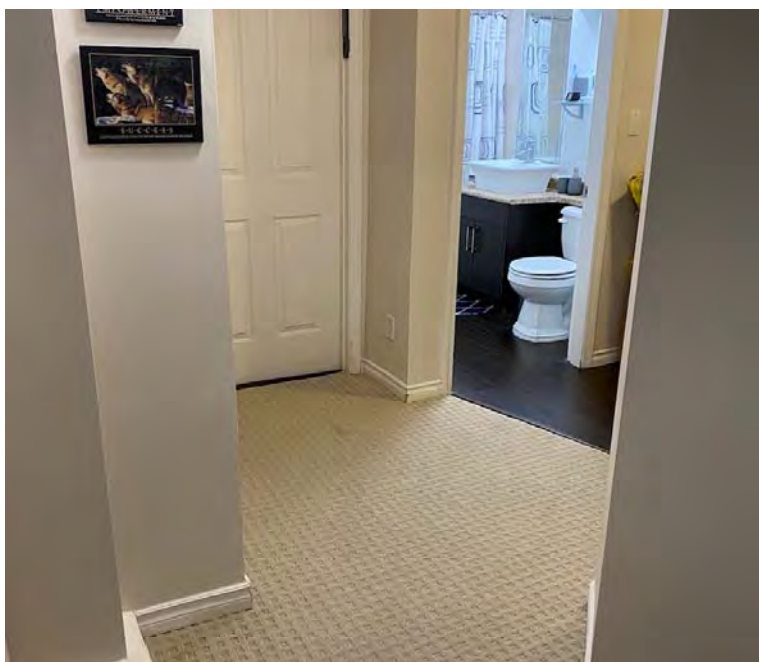
910 Robinson St

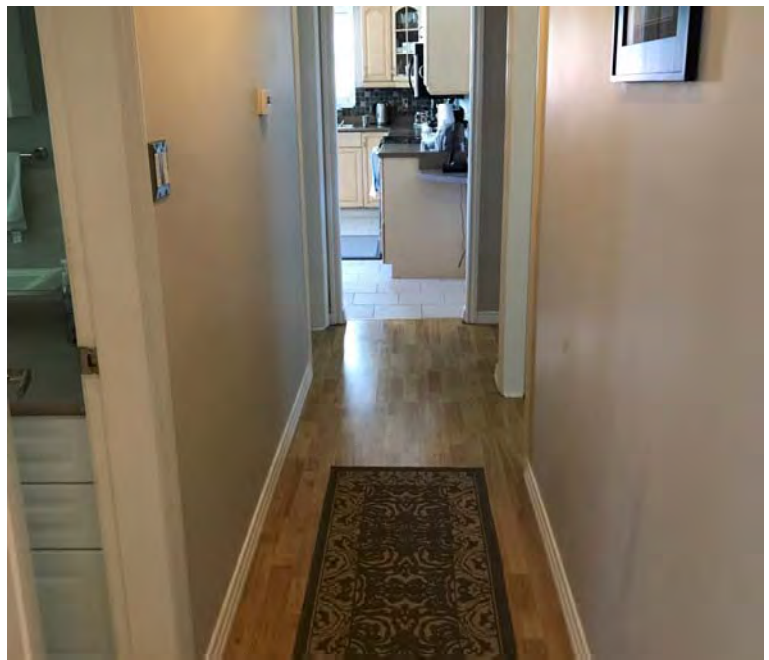
910 Robinson

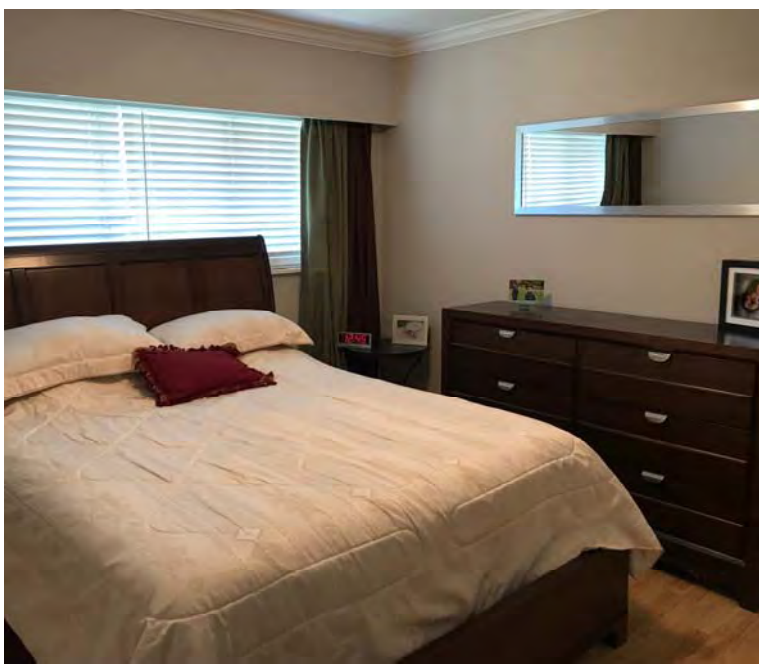
Miller Park Elementary

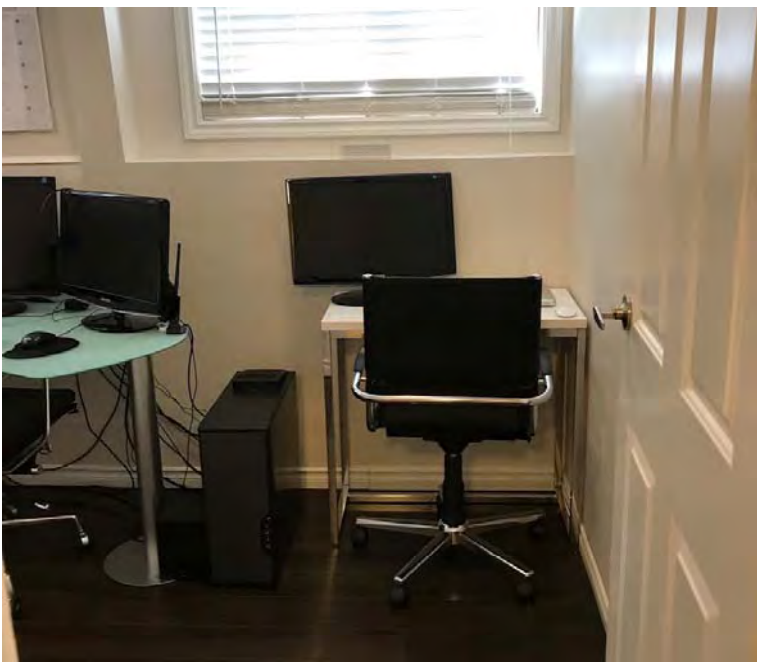
White Swan Montessori
Education Centre



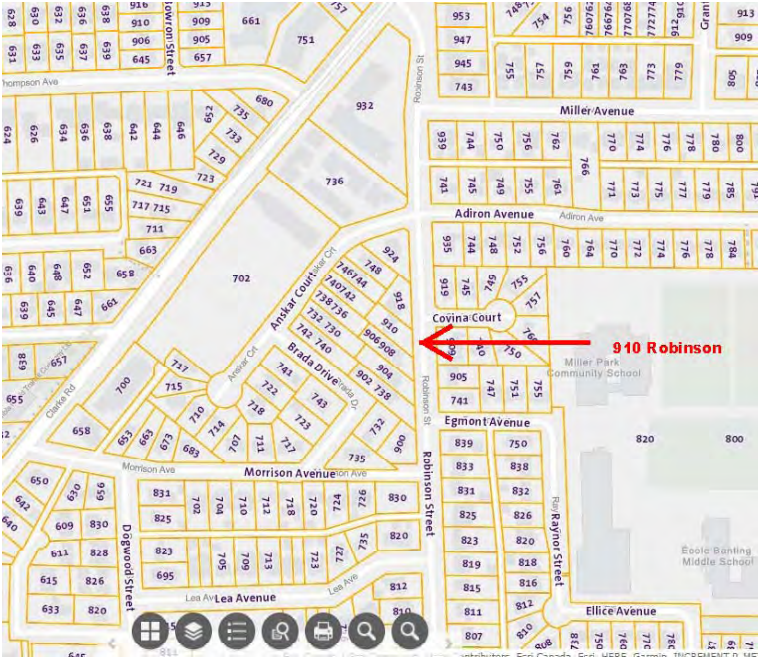
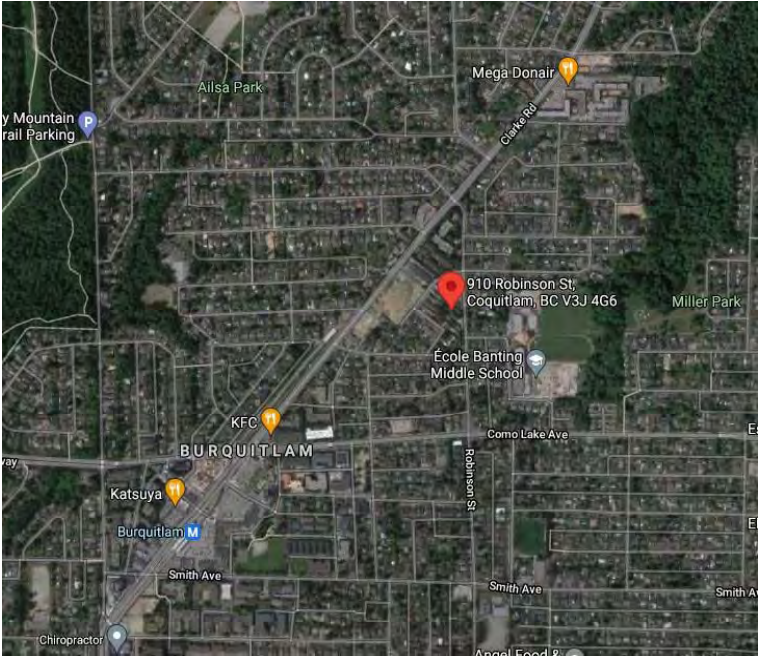
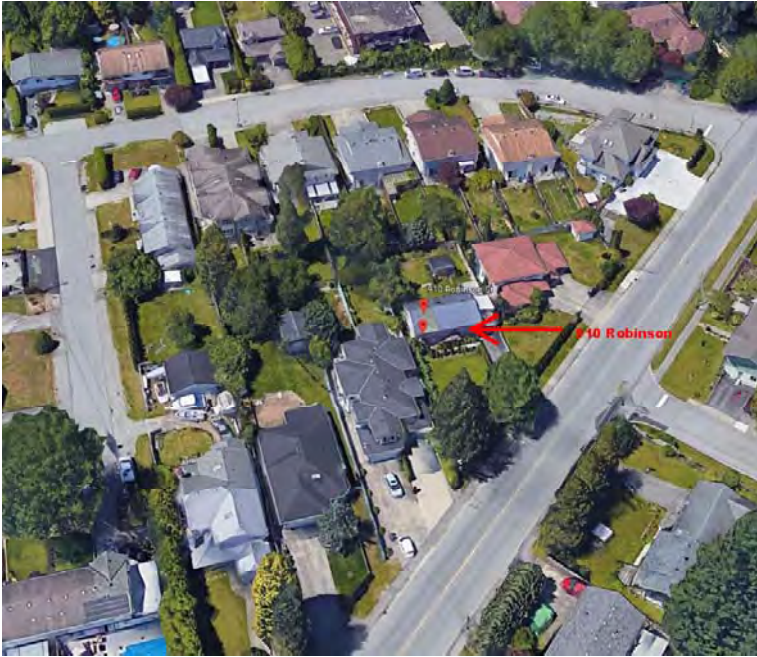
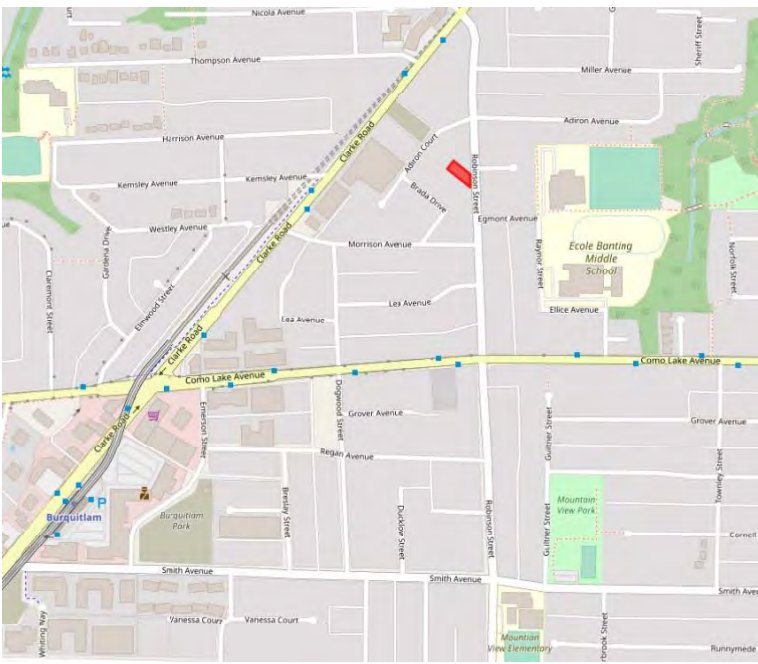












Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 - 800,000	1	1	100%
800,001 - 900,000	0	1	NA*
900,001 - 1,000,000	2	4	200%*
1,000,001 - 1,250,000	22	12	55%
1,250,001 - 1,500,000	51	28	55%
1,500,001 - 1,750,000	42	28	67%
1,750,001 - 2,000,000	36	14	39%
2,000,001 - 2,250,000	8	2	25%
2,250,001 - 2,500,000	21	3	14%
2,500,001 - 2,750,000	20	4	20%
2,750,001 - 3,000,000	22	1	5%
3,000,001 - 3,500,000	22	0	NA
3,500,001 - 4,000,000	5	0	NA
4,000,001 - 4,500,000	0	0	NA
4,500,001 - 5,000,000	0	0	NA
5,000,001 - 5,500,000	0	0	NA
5,500,001 - 6,000,000	0	0	NA
6,000,001 - 6,500,000	0	0	NA
6,500,001 - 7,000,000	0	0	NA
7,000,001 & Greater	1	0	NA
TOTAL*	253	98	39%

2 Bedrooms & Less	18	1	6%
3 to 4 Bedrooms	84	41	49%
5 to 6 Bedrooms	105	42	40%
7 Bedrooms & More	46	14	30%
TOTAL*	253	98	39%

SnapStats®	June	July	Variance
Inventory	296	253	-15%
Solds	125	98	-22%
Sale Price	\$1,450,000	\$1,513,400	4%
Sale Price SQFT	\$563	\$498	-12%
Sale to List Price Ratio	100%	101%	1%
Days on Market	15	15	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

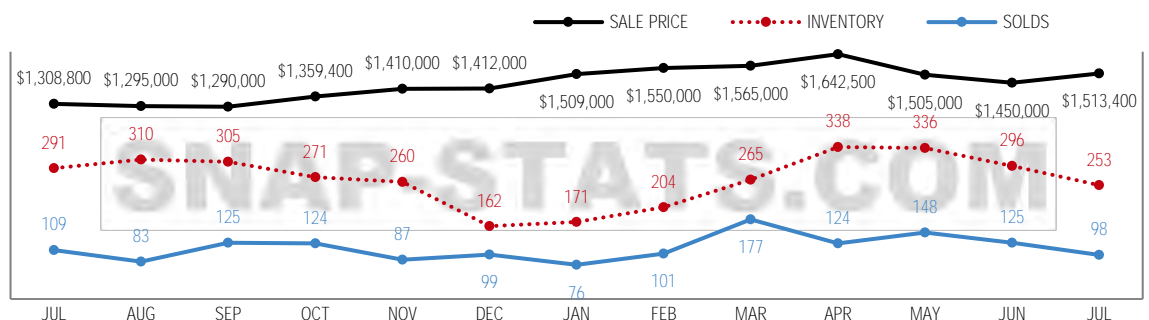
SnapStats®	Inventory	Sales	Sales Ratio
Burke Mountain	15	8	53%
Canyon Springs	3	3	100%
Cape Horn	10	5	50%
Central Coquitlam	42	13	31%
Chineside	4	3	75%
Coquitlam East	14	8	57%
Coquitlam West	75	7	9%
Eagle Ridge	1	1	100%
Harbour Chines	3	2	67%
Harbour Place	4	1	25%
Hockaday	3	2	67%
Maillardville	18	4	22%
Meadow Brook	2	7	350%*
New Horizons	10	6	60%
North Coquitlam	1	0	NA
Park Ridge Estates	0	1	NA*
Ranch Park	12	3	25%
River Springs	4	1	25%
Scott Creek	4	4	100%
Summitt View	1	0	NA
Upper Eagle Ridge	5	0	NA
Westwood Plateau	22	19	86%
Westwood Summit	0	0	NA
TOTAL*	253	98	39%

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Sellers Market at 39% Sales Ratio average (3.9 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$1.5 mil to \$1.75 mil with average 67% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.75 mil to \$3 mil, Coquitlam West and up to 2 bedroom properties
- Sellers Best Bet** Selling homes in New Horizons, Westwood Plateau and 3 to 4 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Les Twarog Team
RE/MAX Crest Realty
604.706.1760

bccondosandhomes.com
info@bccondosandhomes.com





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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES

700 BLK QUADLING & 700 BLK ALDERSON
Coquitlam West Multi-Storey Medium Density Development Site - Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca