

Gable
688 Edgar Avenue
Townhouse
Development
By Mosaic Homes

703
PID:
004-744-624
8,784 sf

701
PID:
006-319-831
10,248 sf

705 PID: 010-438-611 8,625 sf	709 PID: 001-877-232 7,245 sf	711 PID: 010-046-836 7,245 sf	715 PID: 010-046-828 7,245 sf
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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
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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
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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
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704 PID: 010-438-637 9,750 sf	708 PID: 010-046-470 8,190 sf	712 PID: 010-046-488 8,190 sf	278 PID: 009-766-111 8,190 sf
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PID
000-631-965
4,202 sf
1/2 duplex

699 ●
PID:
000-631-990
4,159 sf

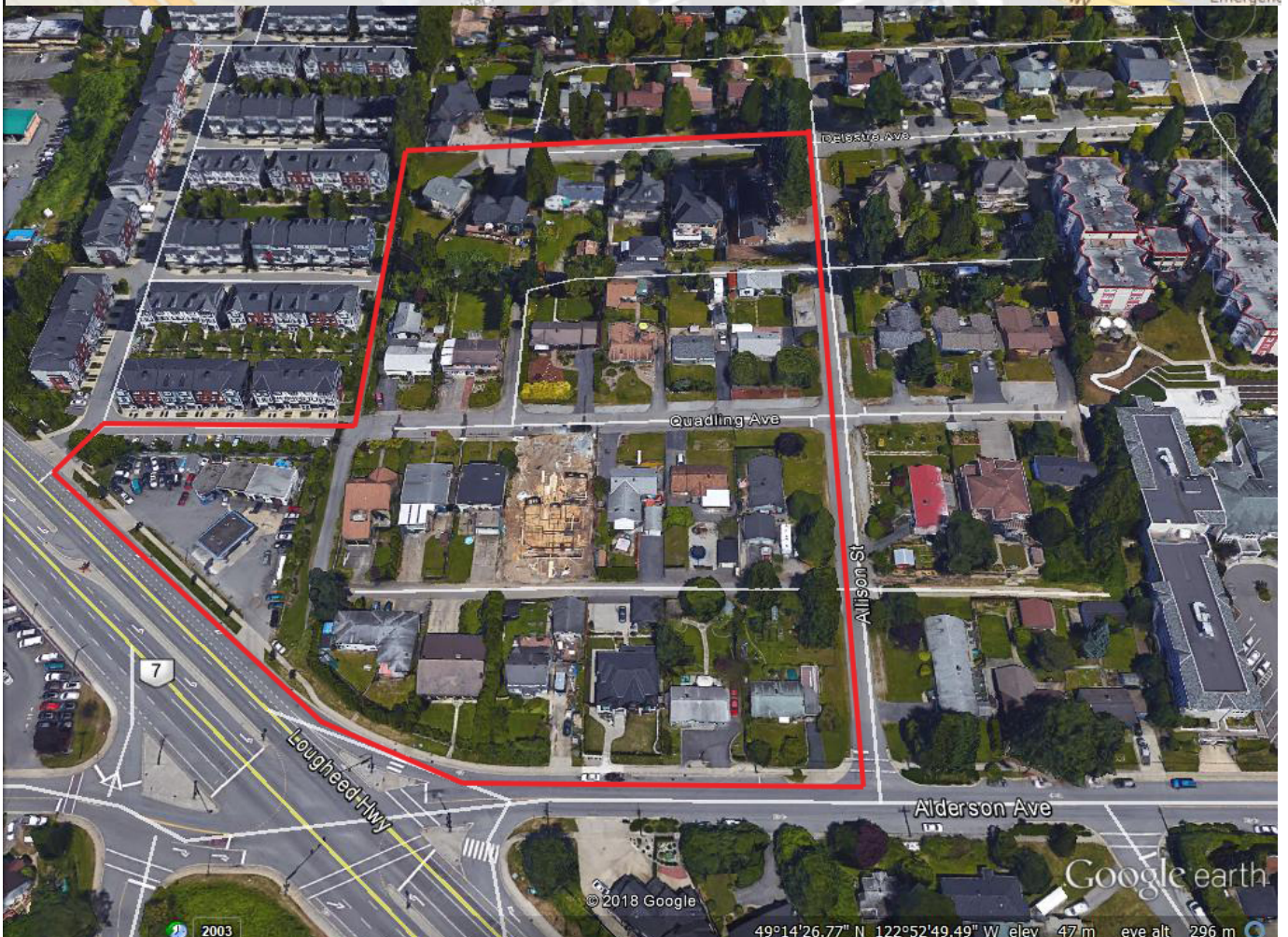
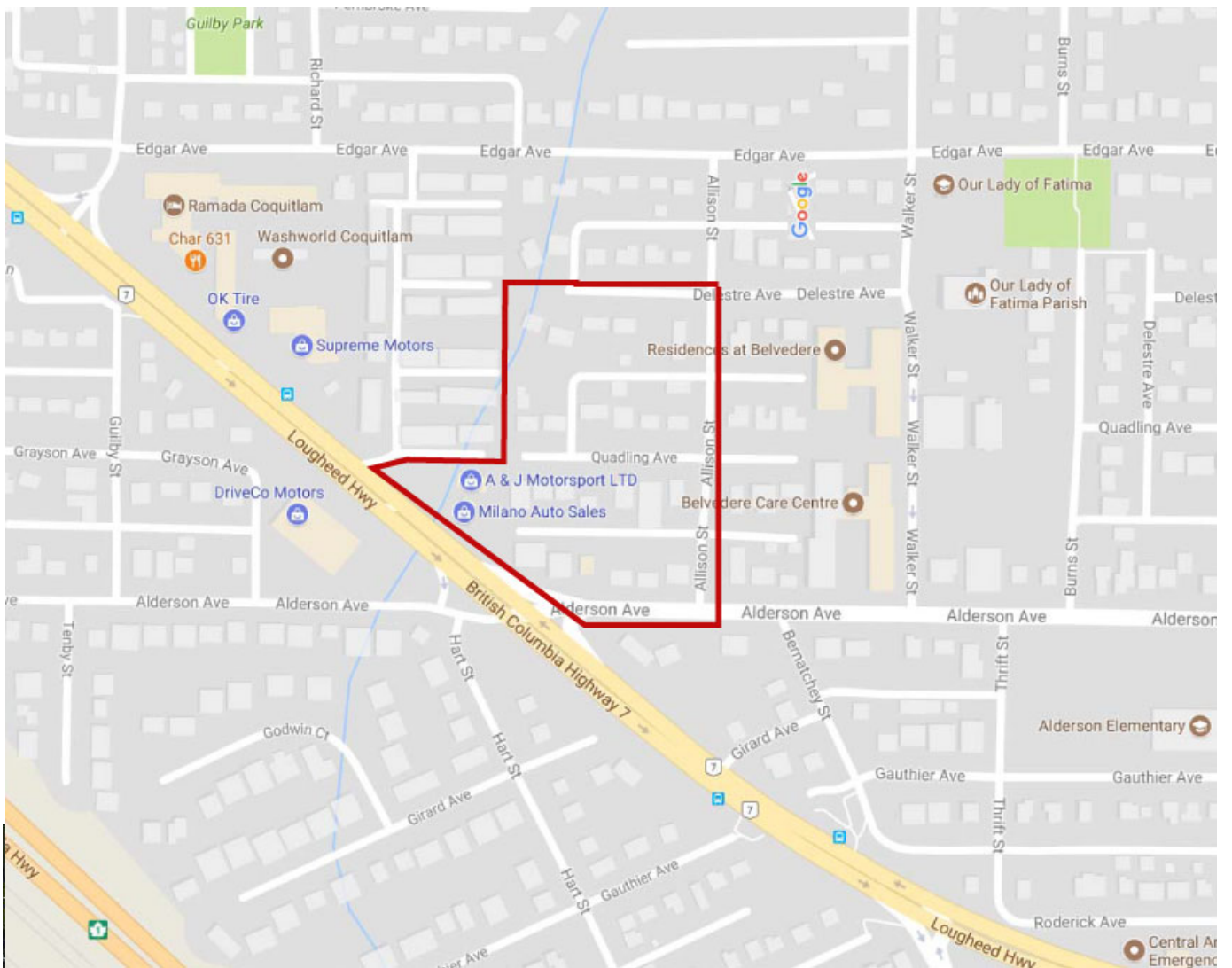
701 ●
PID:
005-807-093
7,358 sf

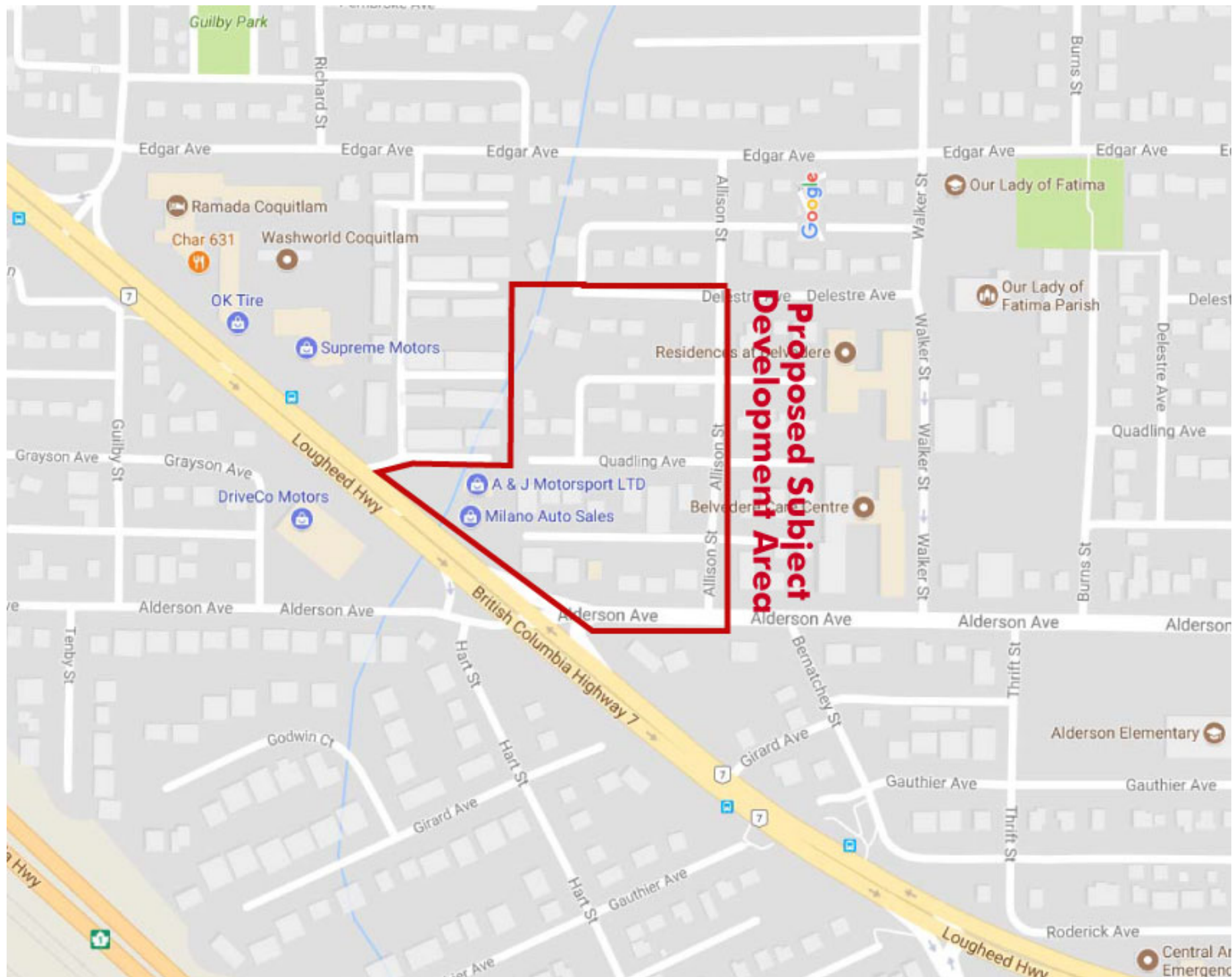
703 ●
PID:
005-807-093
7,358 sf

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
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ALDERSON AVE

Alderson Av







Quadling Avenue Homes



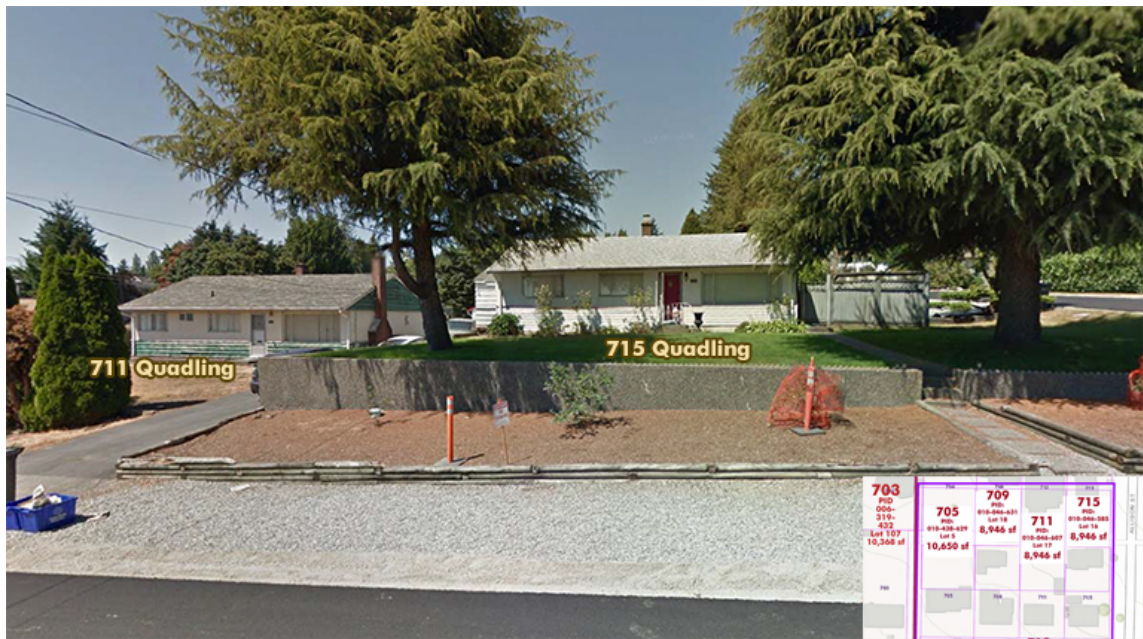
Alderson Avenue Homes



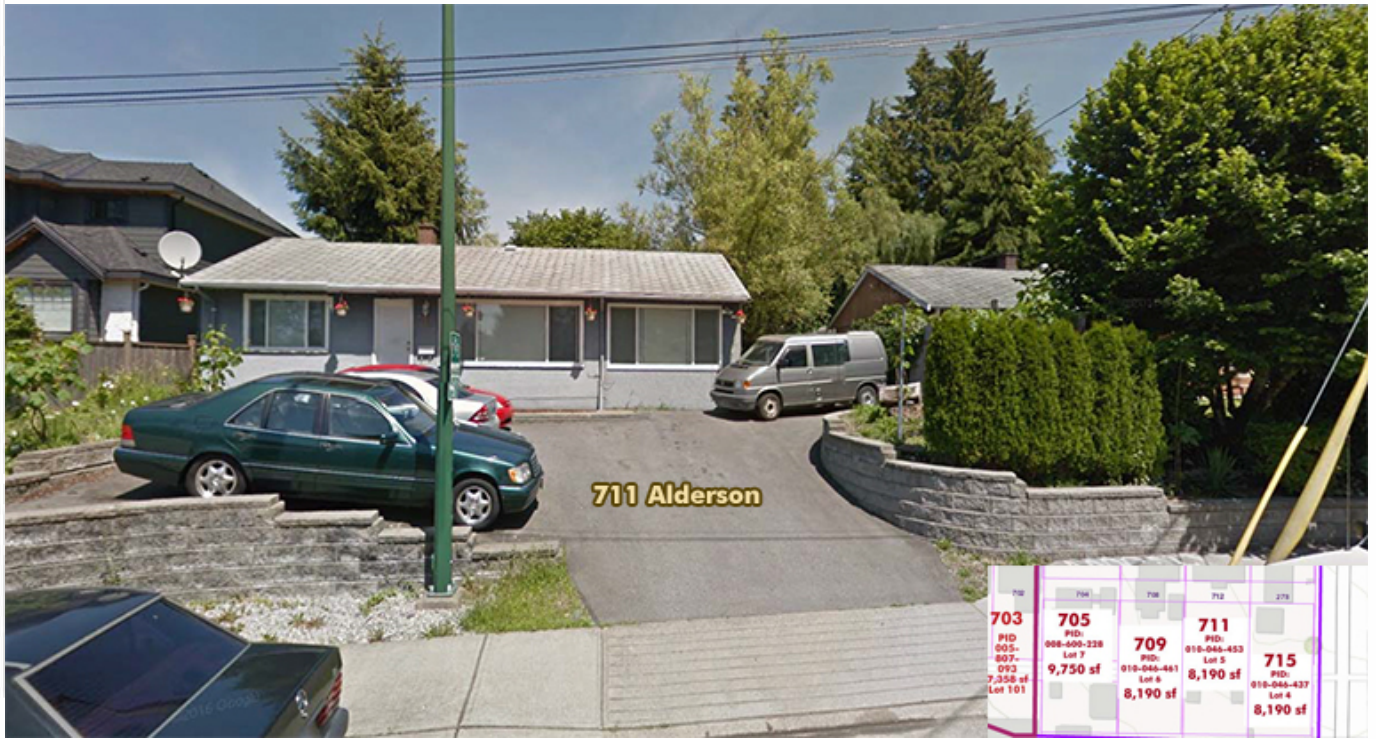
Delestre Avenue Homes

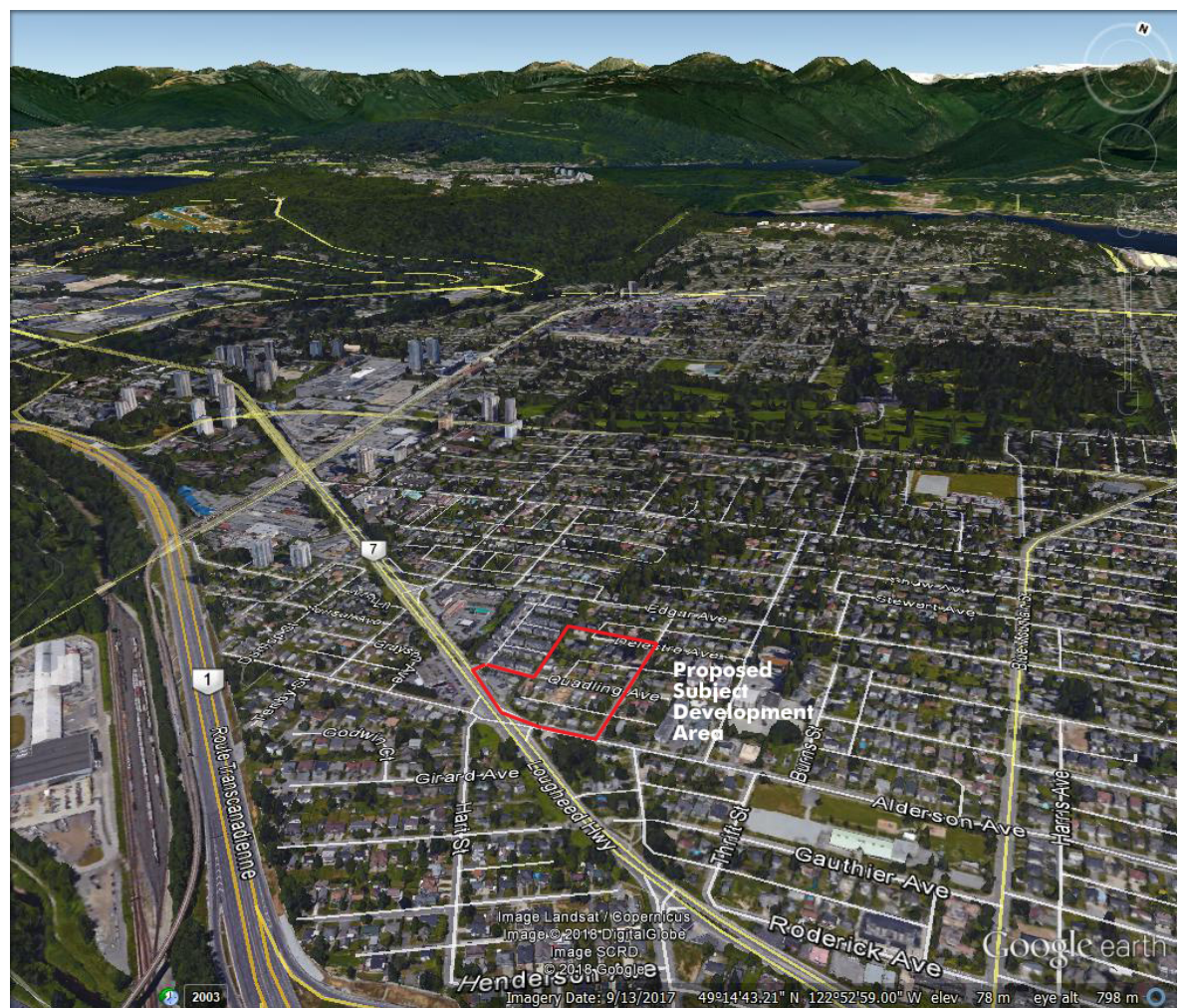
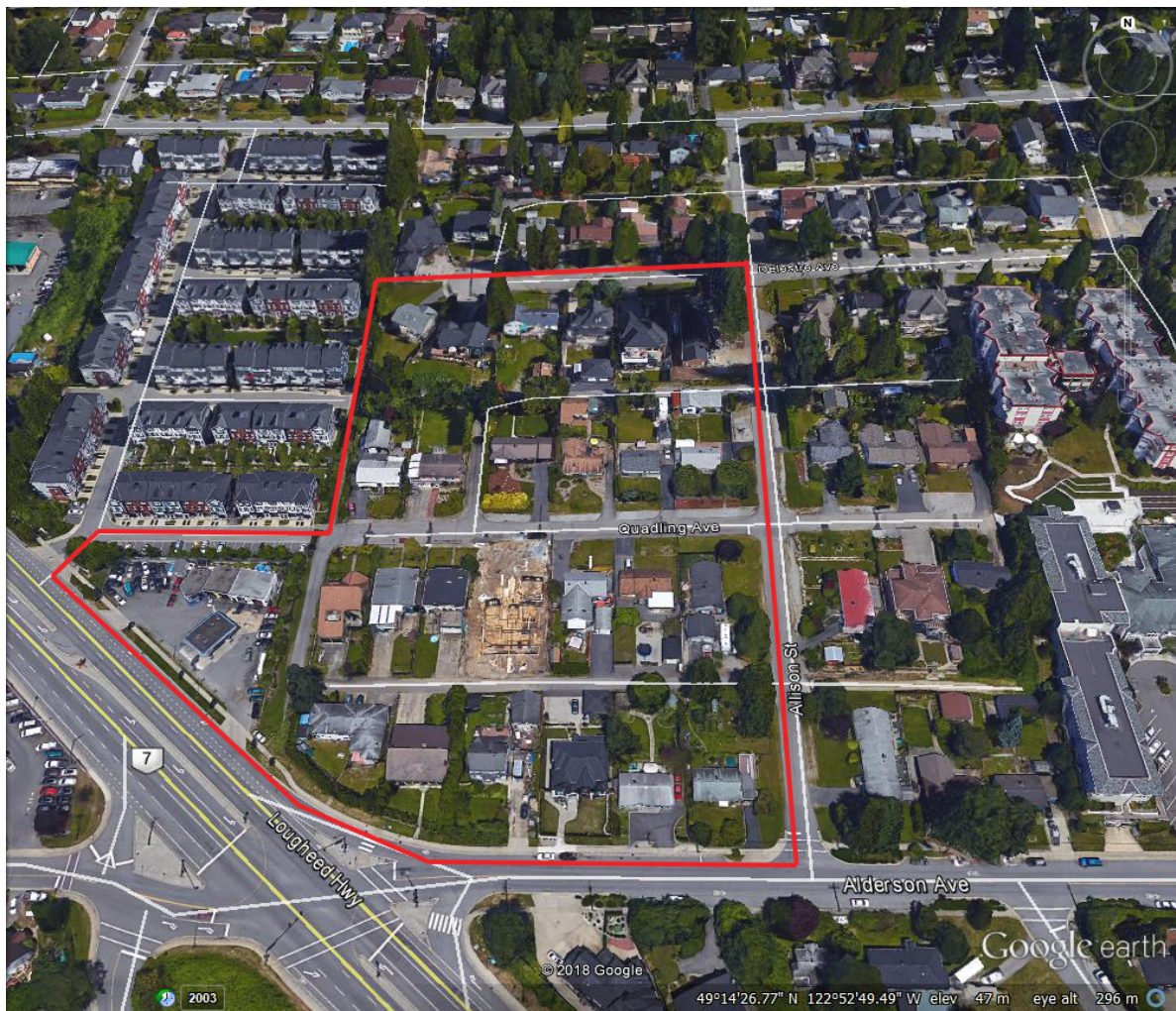


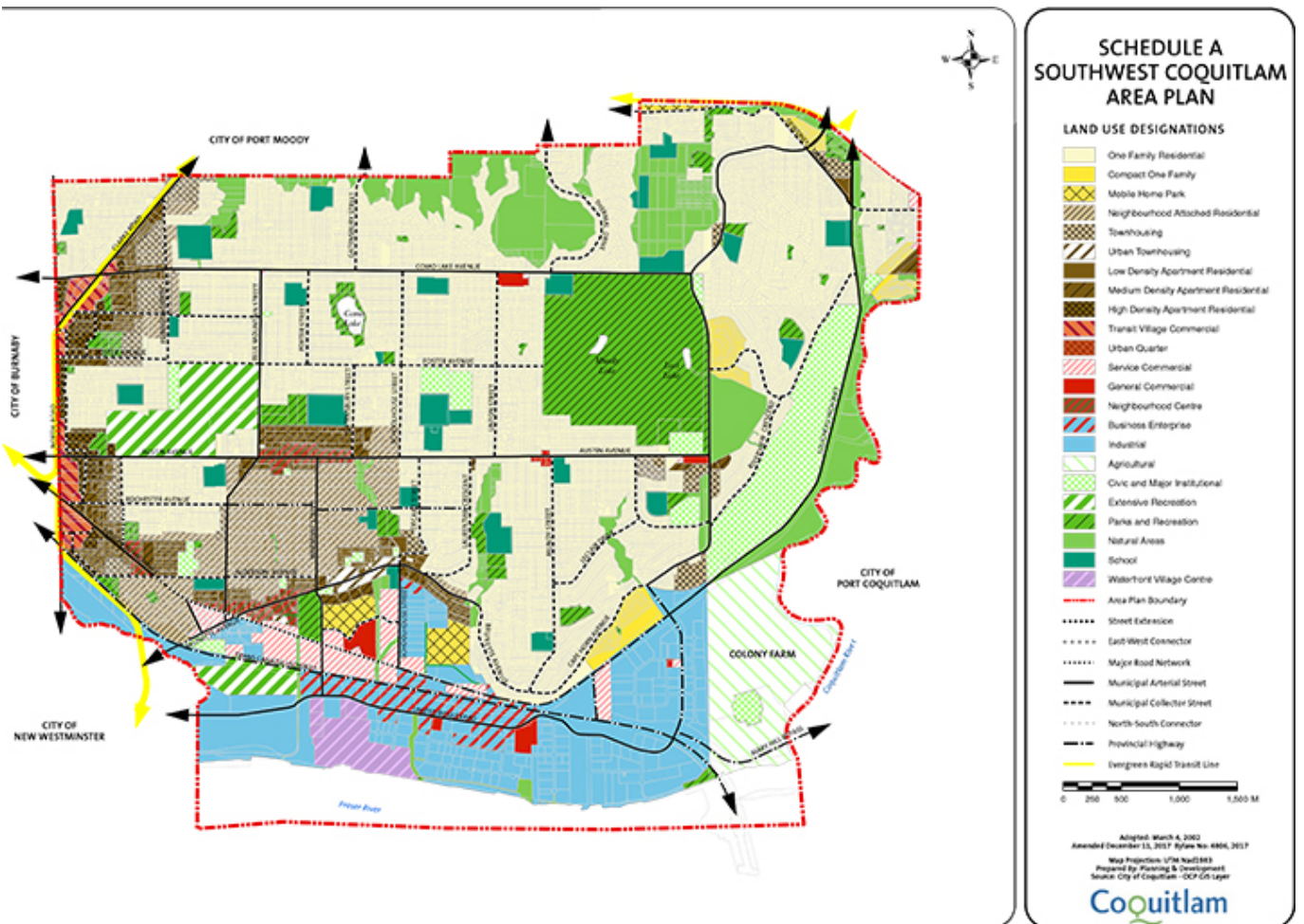
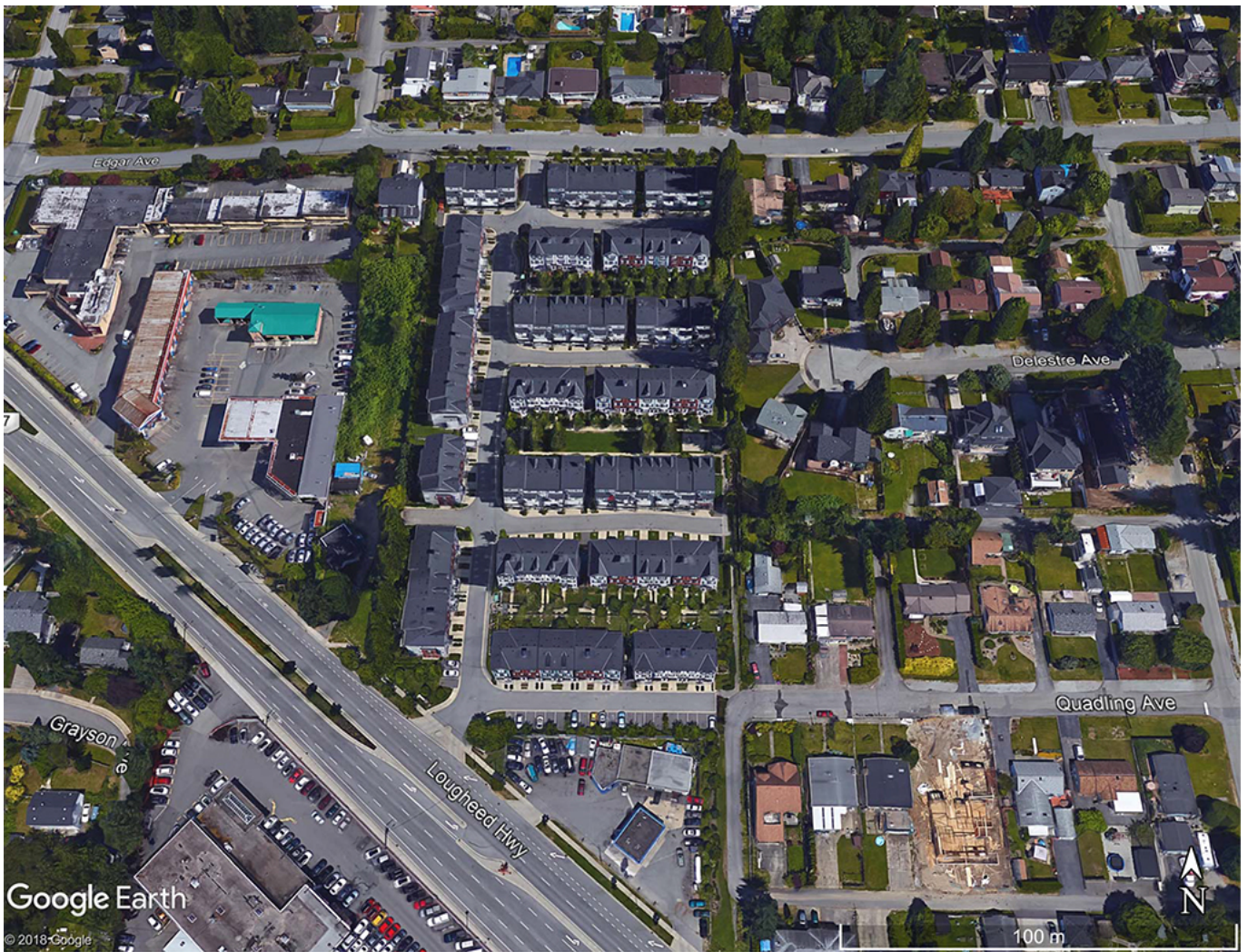












718, 721, 725, 726, 729,
730, 731, 735, 771 Delestre
721, 725, 726, 729
and 730 Quadling
277 and 263 Allison
725 and 729 Alderson

David Hutchinson 778-839-5442
Rene Pantoja 604-761-4047
Les Twarog 604-671-7000

Delestre Avenue

721 PID: 001-997 -149 7,245 sf	725 PID: 009-363 -238 7,245 sf	729 PID: 010-046 -771 7,360 sf	731 PID: 009-887 -121 7,360 sf	735 PID: 009-887 -130 7,360 sf	771 PID: 009-887 -156 7,360 sf
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Delestre Avenue

708 Delestre PID: 001-450- 611 8,946 sf	712 Delestre PID: 010-046- 658 8,946 sf	316 Allison PID: 010-046- 666 8,946 sf
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718 PID: 026-646 -072 8,946 sf	726 PID: 010-046 -704 8,946 sf	730 PID: 010-046 -721 9,088 sf
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Residence
at Belveder
Senior Living
750 Delestre Ave.

709 PID: 010- 046-631 8,946 sf	711 PID: 010- 046-607 8,946 sf	715 PID: 010- 046-585 8,946 sf
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\$3.1M	\$3.1M	\$3.2M
721 PID: 010-046 -569 8,946 sf	725 PID: 010-046 -542 8,946 sf	729 PID: 001-194 -682 9,088 sf

Quadling Avenue

708 PID: 010- 046-470 8,190 sf	712 PID: 010- 046-488 8,190 sf	278 PID: 009- 766-111 8,190 sf
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277 PID: 010-046 -496 8,190 sf	726 PID: 010-046 -518 8,190 sf	730 PID: 007-680 -465 8,190 sf
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750 739

Belvedere
Care Centre
739 Alderson Ave.

709 PID: 010- 046-461 8,190 sf	711 PID: 010- 046-453 8,190 sf	715 PID: 010-046-437 8,190 sf
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263 PID: 010-046 -411 8,190 sf	725 PID: 002-091 -593 8,190 sf	729 PID: 010-046 -381 8,190 sf
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Alderson Avenue

City of Coquitlam
Yasmine or April 604-927-3430
planninganddevelopment@coquitlam.ca

Direct Area Listings & Sales Past 12 Months

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

Price Band & Bedroom DETACHED HOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 100,000	0	0	NA
100,001 – 200,000	0	0	NA
200,001 – 300,000	0	0	NA
300,001 – 400,000	0	0	NA
400,001 – 500,000	0	0	NA
500,001 – 600,000	0	0	NA
600,001 – 700,000	1	0	NA
700,001 – 800,000	0	1	NA*
800,001 – 900,000	1	1	100%
900,001 – 1,000,000	3	5	167%*
1,000,001 – 1,250,000	33	9	27%
1,250,001 – 1,500,000	71	11	15%
1,500,001 – 1,750,000	42	10	24%
1,750,001 – 2,000,000	22	2	9%
2,000,001 – 2,250,000	21	1	5%
2,250,001 – 2,500,000	20	3	15%
2,500,001 – 2,750,000	18	1	6%
2,750,001 – 3,000,000	10	0	NA
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	7	0	NA
4,000,001 & Greater	1	0	NA
TOTAL*	259	44	17%

2 Bedrooms & Less	10	0	NA
3 to 4 Bedrooms	89	17	19%
5 to 6 Bedrooms	112	19	17%
7 Bedrooms & More	48	8	17%
TOTAL*	259	44	17%

SnapStats® Median Data	November	December	Variance
Inventory	349	259	-26%
Solds	78	44	-44%
Sale Price	\$1,304,000	\$1,395,500	7%
Sale Price SQFT	\$475	\$469	-1%
Sale to List Price Ratio	97%	100%	3%
Days on Market	20	24	20%

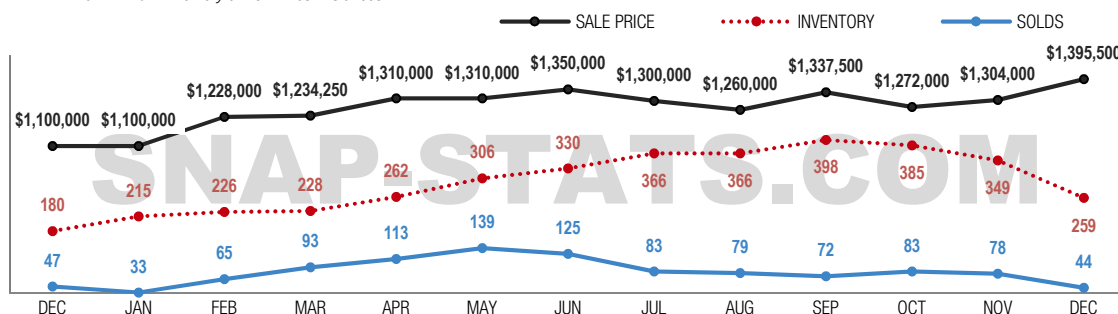
*Sales Ratio total suggests market speed and market type (ie Balanced 12-20%). Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Market Type Indicator **COQUITLAM DETACHED**: Balanced market at 17% Sales Ratio average (1.7 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** \$1 mil to \$1.25 mil with average 27% Sales Ratio (Sellers market speed)
- Buyers Best Bet** Homes between \$2 mil to \$2.25 mil, Westwood Plateau and minimum 5 bedroom properties
- Sellers Best Bet** Selling homes in New Horizons and 3 to 4 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Les Twarog
RE/MAX Crest Realty
604-671-7000

www.6717000.com
mcl@6717000.com



Phase 1 tax report

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

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

006-319-581

Legal Information			
Legal Description			
PL NWP48832 LT 109 DL 3 LD 36			
Legal FreeFormDescription			

PlanNum	Lot	Block	LotDist	LandDist	Section	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	\$5,680.11
Tax Year	2017	Tax Amount Updated	08/09/2017
More PIDS			
006-319-491			

Legal Information			
Legal Description			
PL NWP48832 LT 108 DL 3 LD 36			
Legal FreeFormDescription			

PlanNum	Lot	Block	LotDist	LandDist	Section	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
\$1,283,000.00	\$142,000.00	\$1,425,000.00

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

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

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

Phase 1 tax report

Property Information			
Prop Address	698 QUADLING AV	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	CARIBOO/MAILLARDVILLE
Area	COQUITLAM	SubAreaCode	VCQCW
PropertyID	005-807-123	BoardCode	V
PostalCode	V3K 1Z8		

Property Tax Information			
TaxRoll Number	00902003	Gross Taxes	\$4,804.76
Tax Year	2017	Tax Amount Updated	08/09/2017
More PIDS			

005-807-123

Legal Information			
Legal Description			
PL NWP59735 LT 103 DL 1&3 LD 36			
Legal FreeFormDescription			

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	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	Twndship	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	Twndship	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			
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
\$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	Twndship	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	Twndship	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	Twntship	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	Twndship	Range	Meridian
NWP15059	9		1	36				
Legal FullDescription								

PL NWP15059 LT 9 DL 1 LD 36.

Land & Building Information			
Width		Depth	
Lot Size	8190 SQUARE FEET	Land Use	
Actual Use	PROPERTY SUBJECT TO SECTION 19(8)		
Year Built	1955		
BCA Description	1 STY SFD - AFTER 1930 - STD	Zoning	
WaterConn			
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	Twntship	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.



Crest Realty
(Westside)

LES TWAROG (604) 671-7000

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

To view listings please visit:

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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.



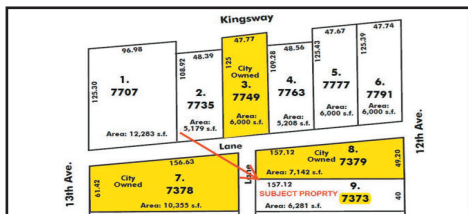
WILLOUGHBY LAND ASSEMBLY
LANGLEY, BC - 1.5 ACRES
21427 83 Avenue \$3,199,000

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.