Gable
688 Edgar Avenue Townhouse Developoment By Mosaic Homes

700 702 704 708 712 716

703 705 709 711 715

701

Delestre Ave

700
PID 006-319-581
10,675 sf

702
PID 006-319-491
11,834 sf

704
Delestre
PID: 000-808-458
10,650 sf

708
Delestre
PID: 001-450-611
8,946 sf

712
Delestre
PID: 010-046-658
8,946 sf

316
Allison
PID: 010-046-666
8,946 sf

ALLISON ST

701
PID 006-319-327
10,368 sf

703
PID 006-319-432
10,368 sf

705
PID: 010-438-629
10,650 sf

709
PID: 010-046-631
8,946 sf

711
PID: 010-046-607
8,946 sf

715
PID: 010-046-585
8,946 sf

Allison St

Quadling Ave

QUADLING AVE

685 Lougheed
PID: 005-407-435
19516 sf -
0.45 acres

698
PID 005-807-123
6,223sf

700
PID 005-807-166
6,321sf

702
PID 005-807-182
6,321sf

704
PID: 010-438-637
9,750 sf

708
PID: 010-046-470
8,190 sf

712
PID: 010-046-488
8,190 sf

278
PID: 009-766-111
8,190 sf

Lougheed Hwy

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

699

701
PID 000-631-990
4,159 sf

703
PID 005-807-093
7,358 sf

705
PID: 008-600-228
9,750 sf

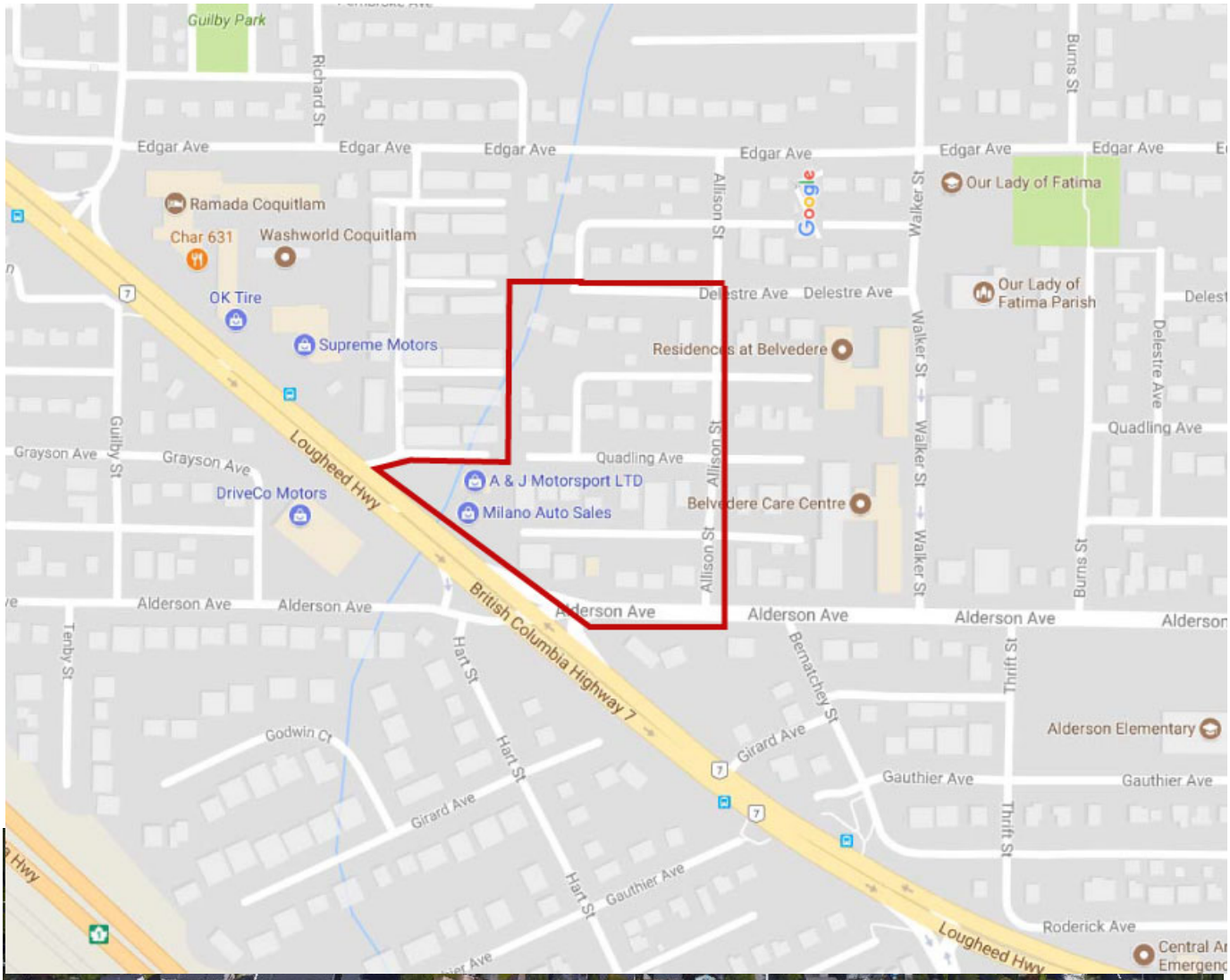
709
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8,190 sf

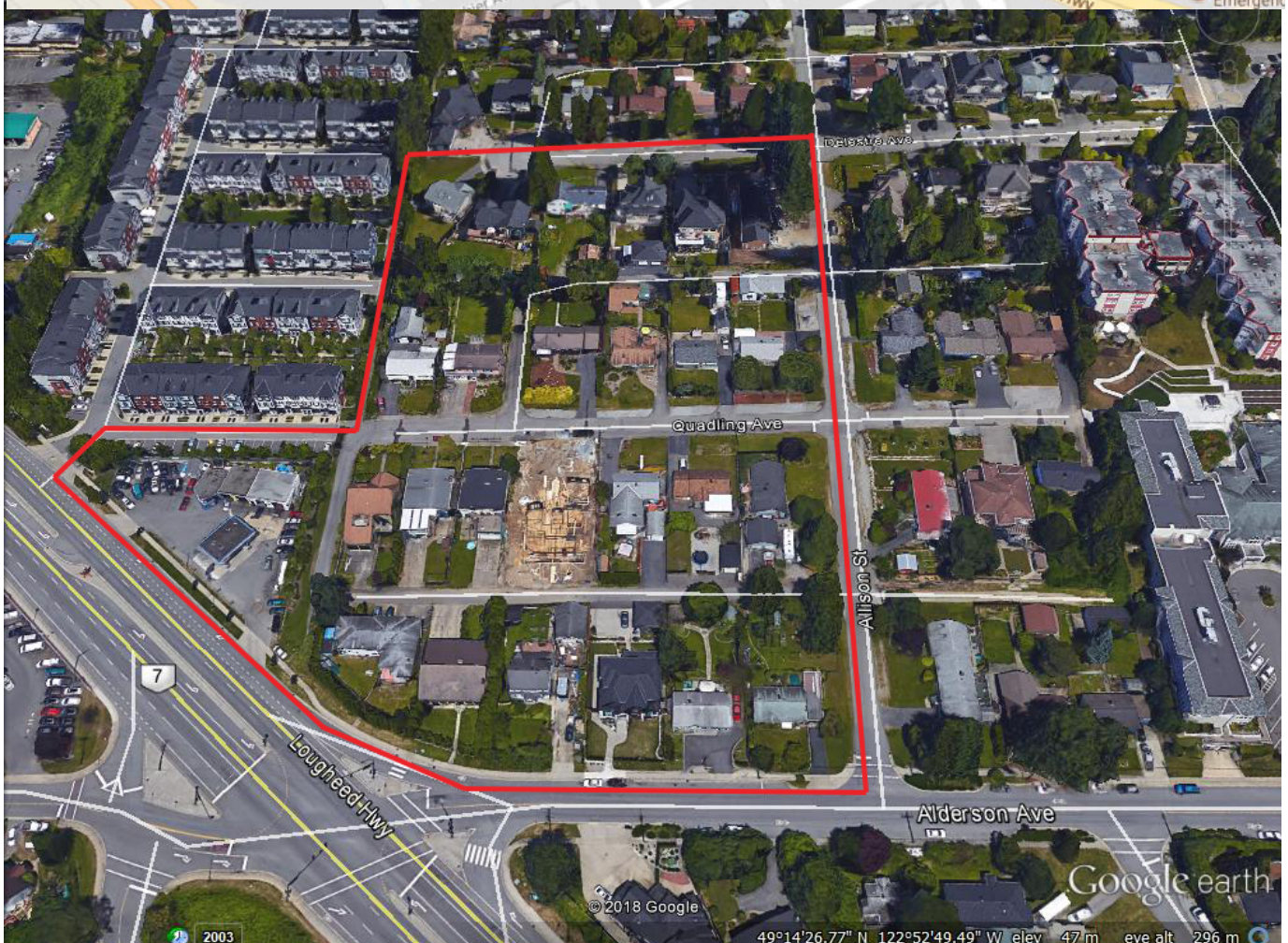
711
PID: 010-046-453
8,190 sf

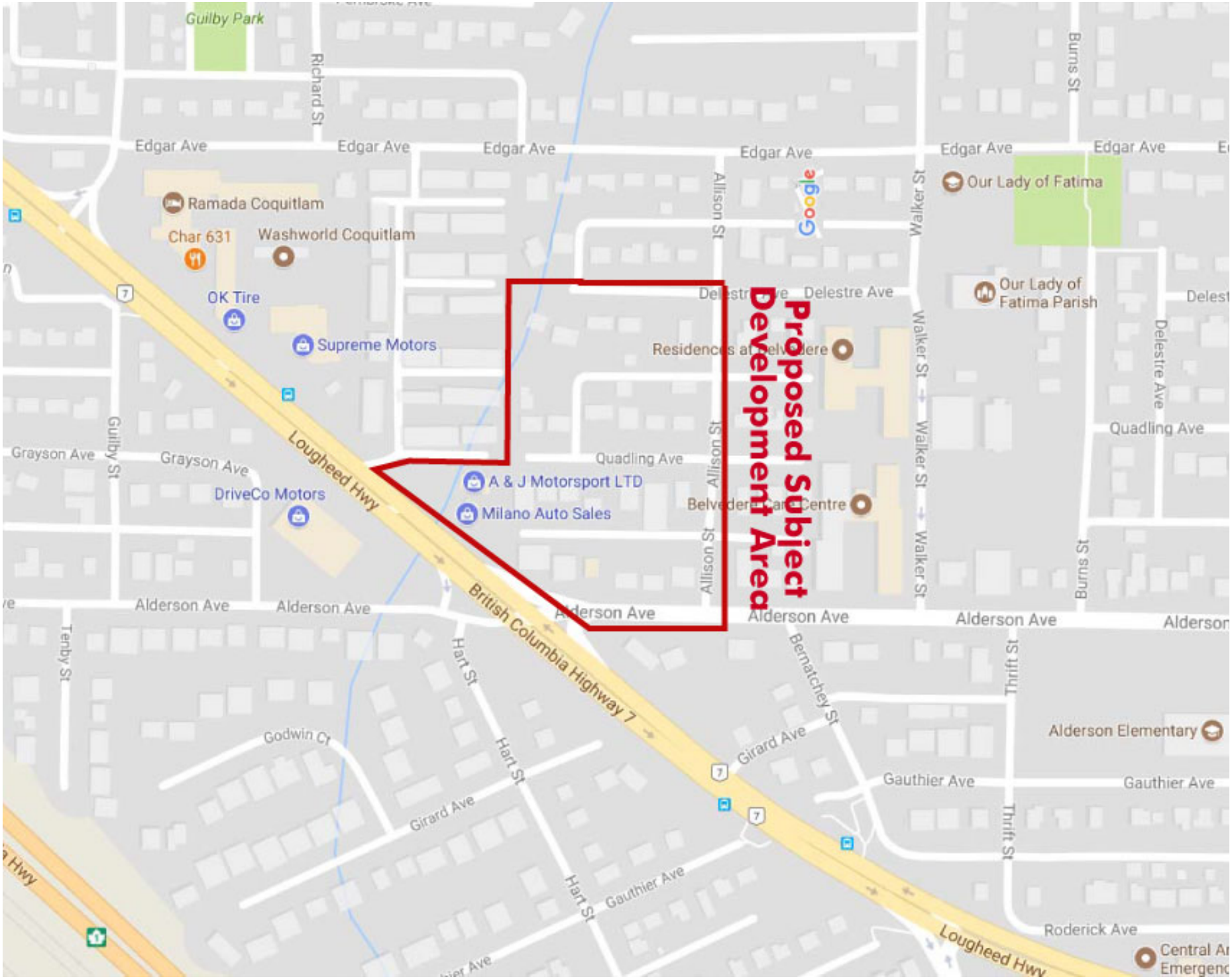
715
PID: 010-046-437
8,190 sf

ALDERSON AVE

Alderson Av


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


Quadling Ave
Allison St
Lougheed Hwy
Alderson Ave
7
2003
© 2018 Google
Google earth


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



Coquitlam Land Assembly

700 QUADLING AVENUE
Coquitlam
Coquitlam West

Call REALTOR For Prices

House/Single Family
Residential Detached



		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**	Reno. Year:	
Renovations:	**Partly**	R.I. Plumbing:	
# of Fireplaces:	**2**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas, Wood**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Natural Gas**		
Outdoor Area:	**Sundeck(s)**		
Type of Roof:	**Torch-On**		

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
Main	**Living Room**	**15' x 12'**
Main	**Dining Room**	**11' x 9'**
Main	**Kitchen**	**11' x 9'**
Main	**Eating Area**	**11' x 7'**
Main	**Master Bedroom**	**17' x 13'**
Main	**Bedroom**	**13' x 9'**
Main	**Bedroom**	**13' x 9'**
Below	**Foyer**	**11' x 7'**
Below	**Family Room**	**21' x 12'9**
Below	**Bedroom**	**13' x 9'**

Floor	Type	Dimensions
Below	**Living Room**	**14' x 11'**
Below	**Kitchen**	**12' x 11'**
Below	**Bedroom**	**15' x 10'**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		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

The enclosed information, while deemed to be correct, is not guaranteed.
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02/06/2018 01:30 PM



Coquitlam Land Assembly

702 QUADLING AVENUE
Coquitlam
Coquitlam West

Call REALTOR For Prices

House/Single Family
Residential Detached



Depth / Size (ft.):	**129**	Frontage (feet):	**49.00**	Approx. Year Built:	**1979**
Lot Area (sq.ft.):	**6,321.00**	Bedrooms:	**5**	Age:	**25**
Flood Plain:		Bathrooms:	**5**	Zoning:	**RES**
Rear Yard Exp:		Full Baths:	**5**	Gross Taxes:	**$4,723**
Approval Req?:		Half	**0**	For Tax Year:	**2017**
If new, GST/HST inc?:				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: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Other**

Dist. to Public Transit: Dist. to School
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
Main	**Living Room**	**13'0 x 16'0**
Main	**Dining Room**	**9'0 x 10'0**
Main	**Kitchen**	**10'0 x 11'0**
Main	**Eating Area**	**6'0 x 11'0**
Main	**Master Bedroom**	**15'0 x 13'0**
Main	**Bedroom**	**10'0 x 13'0**
Main	**Bedroom**	**9'0 x 13'0**
Bsmt	**Bedroom**	**10'0 x 13'0**
Bsmt	**Bedroom**	**9'0 x 13'0**
Bsmt	**Recreation**	**14'0 x 18'0**

Floor	Type	Dimensions
Bsmt	**Kitchen**	**10'0 x 14'0**
Bsmt	**Living Room**	**10'0 x 17'0**
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		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?
1		**4**	**Yes**
2		**3**	**No**
3		**4**	**No**
4		**4**	**No**
5		**4**	**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.
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02/06/2018 01:30 PM



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:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**0**	R.I. Fireplaces:	
Fireplace Fuel:	**Wood**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Natural Gas**		
Outdoor Area:	**Balcony(s)**		
Type of Roof:	**Asphalt**		

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

Dist. to Public Transit: Dist. to School
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **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
Main	**Living Room**	**15'0 x 12'0**
Main	**Dining Room**	**11'0 x 9'0**
Main	**Master Bedroom**	**15'0 x 12'0**
Main	**Bedroom**	**12'0 x 10'0**
Main	**Bedroom**	**12'0 x 10'0**
Below	**Bedroom**	**12'0 x 10'0**
Below	**Bedroom**	**12'0 x 10'0**
Below	**Kitchen**	**8'0 x 7'0**
Main	**Kitchen**	**11'0 x 9'0**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

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**	Beds not in Basement: **5**
Basement:	**Full**	

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

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08/14/2020 12:07 PM



R2456254
Active
House/Single Family
Residential Detached

704 DELESTRE AVENUE
Coquitlam
Coquitlam West

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



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

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

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

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

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

Legal: **LOT 4, BLOCK 37, PLAN NWP18984, SUBLOT 2, DISTRICT LOT 3, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

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

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

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

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

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

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

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

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

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

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

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08/14/2020 11:42 AM



Coquitlam Land Assembly

703 QUADLING AVENUE

Coquitlam
Coquitlam West

Call REALTOR For Prices

House/Single Family
Residential Detached



Depth / Size (ft.): **162**
Lot Area (sq.ft.):
Flood Plain:
Rear Yard Exp:
Approval Req?:
If new, GST/HST inc?:

Frontage (feet): **64.00**
Bedrooms: **5**
Bathrooms: **3**
Full Baths: **2**
Half **1**

Approx. Year Built: **1978**
Age: **25**
Zoning: **SFD**
Gross Taxes: **$5,392**
For Tax Year: **2017**
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
Main	**Living Room**	**15'0 x 13'0**
Main	**Dining Room**	**11'0 x 9'6**
Main	**Kitchen**	**12'6 x 7'3**
Main	**Master Bedroom**	**14'0 x 10'4**
Main	**Bedroom**	**10'6 x 10'6**
Main	**Bedroom**	**14'0 x 8'5**
Below	**Living Room**	**18'0 x 15'0**
Below	**Kitchen**	**10'0 x 6'0**
Below	**Bedroom**	**11'0 x 9'4**
Below	**Bedroom**	**10'0 x 9'6**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **1,140**
Finished Floor (Above): **0**
Finished Floor (Below): **860**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,000 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,000 sq. ft.**

# of Rooms: **10**
# of Kitchens: **2**
# of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Fully Finished, Part**

Bath	Floor	# of Pieces	Ensuite?
1		**4**	**No**
2		**3**	**No**
3		**2**	**Yes**
4			
5			
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 Assembley

698 QUADLING AVENUE

Coquitlam
Coquitlam West

Call REALTOR For Prices

House/Single Family
Residential Detached



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:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Forced Air, Natural Gas**		
Outdoor Area:	**Fenced Yard, Patio(s)**		
Type of Roof:	**Asphalt**		

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							
Main							

Finished Floor (Main):	**2,710**	# of Rooms:		Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	**0**	# of Kitchens:		1	**Main**	**4**	**Yes**
Finished Floor (Below):	**0**	# of Levels: **2**		2	**Main**	**4**	**No**
Finished Floor (Basement):	**1,355**	Suite:		3	**Main**	**2**	**No**
Finished Floor (Total):	**4,065 sq. ft.**	Crawl/Bsmt. Height:		4			
		Beds in Basement: **0**	Beds not in Basement: **4**	5			
Unfinished Floor:	**0**	Basement: **None**		6			
Grand Total:	**4,065 sq. ft.**			7			
				8			

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

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.
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Coquitlam Land Assembley

House/Single Family
Residential Detached

278 Allison Street
Coquitlam
Coquitlam West

Call REALTOR For Prices



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:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Natural Gas**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Forced Air, Natural Gas**		
Outdoor Area:	**Fenced Yard, Patio(s)**		
Type of Roof:	**Asphalt**		

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							
Main							

Finished Floor (Main):	**1,248**	# of Rooms:		Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	**0**	# of Kitchens:		1	**Main**	**4**	**No**
Finished Floor (Below):	**0**	# of Levels:	**2**	2			
Finished Floor (Basement):	**0**	Suite:		3			
Finished Floor (Total):	**1,248 sq. ft.**	Crawl/Bsmt. Height:		4			
		Beds in Basement:	**0** Beds not in Basement: **4**	5			
Unfinished Floor:	**0**	Basement:	**None**	6			
Grand Total:	**1,248 sq. ft.**			7			
				8			

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

Listing Broker(s): **Sutton Group-West Coast Realty** **Re/Max Crest Realty Westside - Sutton Group-West Coast Realty**

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278




































FOR SALE

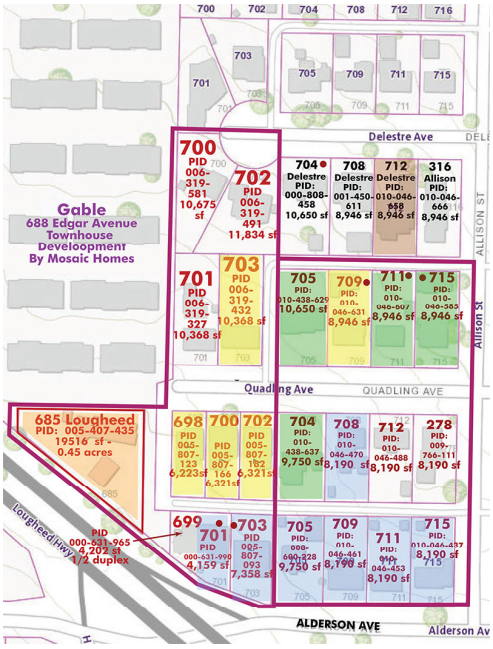


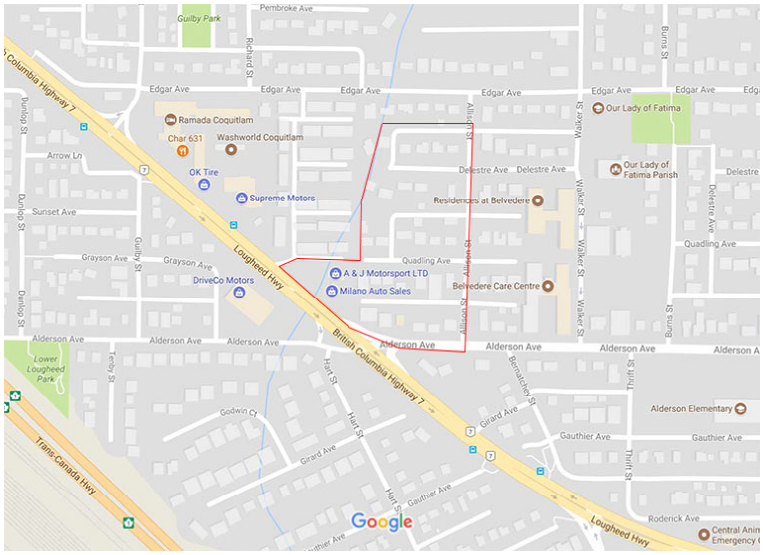

FOR SALE
DEVELOPMENT SITE

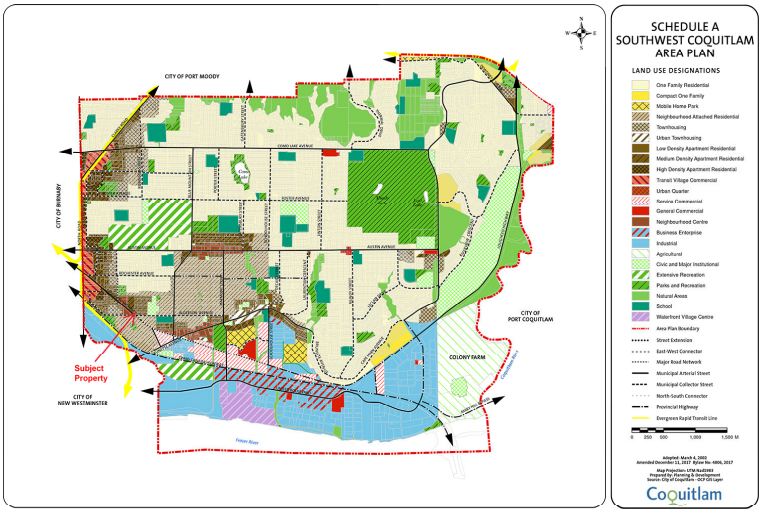







700
702
704
708
712
716
703
701
705
709
711
715
Delestre Ave
700
PID 006-319-581 10,675 sf
702
PID 006-319-491 11,834 sf
704 Delestre PID: 000-808-458 10,650 sf
708 Delestre PID: 001-450-611 8,946 sf
712 Delestre PID: 010-046-488 8,946 sf
316 Allison PID: 010-046-666 8,946 sf
Gable
688 Edgar Avenue
Townhouse
Development
By Mosaic Homes
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: 010-046-647 8,946 sf
715 PID: 010-046-585 8,946 sf
Allison St
Quadling Ave
QUADLING AVE
685 Lougheed
PID: 005-407-435
19516 sf -
0.45 acres
698 PID 005-807-123 6,223sf
700 PID 005-807-166 6,321sf
702 PID 005-807-182 6,321sf
704 PID: 010-438-637 9,750 sf
708 PID: 010-046-470 8,190 sf
712 PID: 010-046-488 8,190 sf
278 PID: 009-766-111 8,190 sf
699
701 PID 000-631-990 9,159 sf
703 PID 005-807-093 7,358 sf
705 PID: 000-690-828 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
Lougheed Hwy
PID 000-631-965
4,202 sf
1/2 duplex
ALDERSON AVE
Alderson Av


Pembroke Ave
Guilby Park
Richard St
Edgar Ave
Burns St
Dunlop St
Ramada Coquitlam
Char 631
Washworld Coquitlam
Arrow Ln
OK Tire
Supreme Motors
Our Lady of Fatima
Our Lady of Fatima Parish
Delestre Ave
Residences at Belvedere
Sunset Ave
Guilby St
Grayson Ave
DriveCo Motors
A & J Motorsport LTD
Milano Auto Sales
Quadling Ave
Belvedere Care Centre
Walker St
Alderson Ave
Lower Lougheed Park
Lougheed Hwy
British Columbia Highway 7
Trans-Canada Hwy
Hart St
Godwin Ct
Girard Ave
Bernatchey St
Thurlow St
Gauthier Ave
Alderson Elementary
Roderick Ave
Google


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

Direct Area Listings & Sales Past 12 Months

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

SnapStats® COQUITLAM MAY 2018

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%

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%

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%

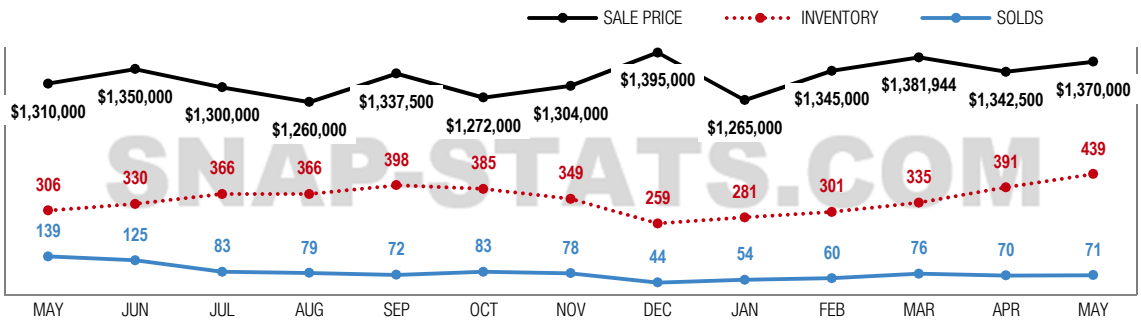
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



SNAP-STATS.COM

Compliments of...

Les Twarog
RE/MAX Crest Realty
604.671.7000

6717000.com
mcl@6717000.com

REALTOR®

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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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type

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			
BCAData 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	Twnship	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			
BCAData 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			
BCAData 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			
BCAData 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	Twnship	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	Twnship	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			
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
$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			
BCAData 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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	Range	Meridian
NWP18984	6		3	36				

Legal FullDescription

PL NWP18984 LT 6 DL 3 LD 36.

Land & Building Information

Width		**Depth**	
Lot Size	9750 SQUARE FEET	**Land Use**	
Actual Use	RESIDENTIAL DWELLING WITH SUITE		
Year Built	2014		
BCA Description	2 STY SFD - CUSTOM - ARCHITECT DESIGNED	**Zoning**	
WaterConn			
BCAData Update	01/04/2018		

Supplementary Property Info

BedRooms	7	**Foundation**	PARTIAL BASEMENT
Full Bath	6	**Half Bath2**	2
Half Bath3		**Stories**	2
Pool Flg		**Carport**	0
Garage S	0	**Garage M**	1

Actual Totals

Land	Improvement	Actual Total
$2,152,000.00	$72,600.00	$2,224,600.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$2,152,000.00	$72,600.00	$0.00	$0.00	$2,224,600.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$2,152,000.00	$72,600.00	$0.00	$0.00	$2,224,600.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/16/2014	$625,000.00	CA3550856	IMPRV SINGLE PROPERTY CASH TRANSACT
11/21/2007	$0.00	BB14559	REJECT NOT SUITED SALE ANALYSIS
12/15/1972	$0.00	530927E	REJECT NOT SUITED SALE ANALYSIS

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	Twnship	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			
BCAData 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	Twnship	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		
BCA Description	1 STY SFD - AFTER 1930 - STD	**Zoning**	
WaterConn			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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	Twnship	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			
BCAData 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:

WWW.6717000.com/biz

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Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人： 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**

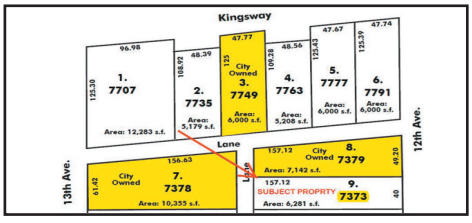
1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.



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.