



Coquitlam Land Assembly

709 QUADLING AVENUE

Call REALTOR For Prices

House/Single Family
Residential Detached

Coquitlam
Coquitlam West



Frontage (feet): **63.47** Approx. Year Built: **1955**
Depth / Size (ft.): **141.58** Bedrooms: **4** Age: **61**
Lot Area (sq.ft.): **8,946.00** Bathrooms: **2** Zoning: **SFD**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$5,051**
Rear Yard Exp: **North** Half: **0** For Tax Year: **2017**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-046-631**

View: **Yes: SOME VIEW OF FRASER RIVER, NEW**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Other, Stucco**
Foundation: **Concrete Slab**
Rain Screen: **Full** Reno. Year: **2015**
Renovations: **Completely** R.I. Plumbing:
of Fireplaces: **2** 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: **8** Covered Parking: **3** Parking Access: **Front, Lane**
Parking: **Add. Parking Avail., DetachedGrge/Carport, RV Parking Avail.**

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 18 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	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Main	Patio	22'6 x 9'			x
Main	Kitchen	19'8 x 10'	Main	Other	36' x 20'			x
Main	Dining Room	16'4 x 10'5			x			x
Main	Master Bedroom	20'10 x 12'10			x			x
Main	Bedroom	19'11 x 9'4			x			x
Main	Bedroom	12' x 8'			x			x
Main	Bedroom	10' x 8'			x			x
Main	Kitchen	8' x 6'			x			x
Main	Foyer	6' x 6'			x			
Main	Laundry	6' x 6'			x			

Finished Floor (Main):	1,521	# of Rooms:12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite	3				Pool:
Finished Floor (Total):	1,521 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 36X20
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,521 sq. ft.	Beds not in Basement:4	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Re/Max Crest Realty Westside - Sutton Group-West Coast Realty

Coquitlam West RM-3 Multi-Storey medium density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. The site falls within the core and shoulder area of Coquitlam's Transit-Oriented Development Strategy.

The properties are located along major transit nodes in the centre of Coquitlam, near the new Evergreen SkyTrain expansion. OCP allows for a Medium Density Development Site 7-8 Stories with an FSR of 2.45 or a 4-6 story development with an FSR of 2.3 Please go to Realtors web site for feature sheet and more info. Call Les Twarog at 604-671-7000 les@6717000.com from Re/max Crest Realty or co-list agent David Hutchinson PREC* from Sutton West Coast Realty at 778-839-5442 dhutchinson@sutton.com



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Frontage (feet): **50.00** Approx. Year Built: **1983**
 Depth / Size (ft.): **126** Bedrooms: **5** Age: **22**
 Lot Area (sq.ft.): **6,321.00** Bathrooms: **3** Zoning: **SFD**
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$4,875**
 Rear Yard Exp: **Southwest** Half: **0** For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-807-166**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum**
 Foundation: **Concrete Slab**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
 Dist. to Public Transit: **2 BLK** Dist. to School: **2 BLK**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 59735 LT 104 DL 1 & 3 LD 36**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'	Below	Living Room	14' x 11'			x
Main	Dining Room	11' x 9'	Below	Kitchen	12' x 11'			x
Main	Kitchen	11' x 9'	Below	Bedroom	15' x 10'			x
Main	Eating Area	11' x 7'			x			x
Main	Master Bedroom	17' x 13'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Bedroom	13' x 9'			x			x
Below	Foyer	11' x 7'			x			x
Below	Family Room	21' x 12'9			x			
Below	Bedroom	13' x 9'			x			

Finished Floor (Main):	1,370	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	1,370	# of Levels:	2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,740 sq. ft.	Crawl/Bsmt. Height:		4		0	No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 5	5		0	No	Door Height:
Unfinished Floor:	0	Basement:	Full, Fully Finished, Separate Entry	6				
Grand Total:	2,740 sq. ft.			7				
				8				

Listing Broker(s):

Re/Max Crest Realty Westside - Sutton Group-West Coast Realty

Coquitlam West RM-3 Multi-Storey medium density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. The site falls within the core and shoulder area of Coquitlam's Transit-Oriented Development Strategy. 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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Residential Detached

Coquitlam
Coquitlam West



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

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

Approx. Year Built: **1979**
Age: **25**
Zoning: **RES**
Gross Taxes: **\$4,723**
For Tax Year: **2017**
Tax Inc. Utilities?:
P.I.D.: **005-807-182**

View: :
Complex / Subdiv:
Services Connected:

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior:
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**

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

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

Legal: **LT 105 DL 1 & 3 PL 59735**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 16'0	Bsmt	Kitchen	10'0 x 14'0			x
Main	Dining Room	9'0 x 10'0	Bsmt	Living Room	10'0 x 17'0			x
Main	Kitchen	10'0 x 11'0			x			x
Main	Eating Area	6'0 x 11'0			x			x
Main	Master Bedroom	15'0 x 13'0			x			x
Main	Bedroom	10'0 x 13'0			x			x
Main	Bedroom	9'0 x 13'0			x			x
Bsmt	Bedroom	10'0 x 13'0			x			x
Bsmt	Bedroom	9'0 x 13'0			x			x
Bsmt	Recreation	14'0 x 18'0			x			x

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

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

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

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1		4	Yes	Barn:
2		3	No	Workshop/Shed:
3		4	No	Pool:
4		4	No	Garage Sz:
5		4	No	Door Height:
6				
7				
8				

Listing Broker(s):

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House/Single Family
Residential Detached

Coquitlam
Coquitlam West



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

Frontage (feet): **64.00** Approx. Year Built: **1978**
Bedrooms: **5** Age: **25**
Bathrooms: **3** Zoning: **SFD**
Full Baths: **2** Gross Taxes: **\$5,392**
Half: **1** 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	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'0			x			x
Main	Dining Room	11'0 x 9'6			x			x
Main	Kitchen	12'6 x 7'3			x			x
Main	Master Bedroom	14'0 x 10'4			x			x
Main	Bedroom	10'6 x 10'6			x			x
Main	Bedroom	14'0 x 8'5			x			x
Below	Living Room	18'0 x 15'0			x			x
Below	Kitchen	10'0 x 6'0			x			x
Below	Bedroom	11'0 x 9'4			x			
Below	Bedroom	10'0 x 9'6			x			

Finished Floor (Main): **1,140**
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):

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