

854 B WESTWOOD ST, V3C 3L2

Active



List Price: \$389,000

Complex/Subdiv:

Frontage: 33.00 ft Bedrooms: 5 PID: 007-235-275
 Depth/Size: 122 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 4026.00 Full Baths: 3 Approx Yr Blt: 1988
 Rear Yard Exp: NW Half Baths: 0 Age at List Date: 26
 Meas Type: Feet If New GST/HST Incl: No Taxes: \$2,845 (2014)
 Flood Plain: Yes Zoning: SFD
 View: N
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Basement Entry Total Parking: 7 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Lane
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double, Open, RV Parking Avail.
 Exterior: Mixed, Vinyl
 Rainscreen: No R/I Plumbing: No Dist to Public Trans: 1BLK Dist to School Bus: 6BLKS
 Type of Roof: Asphalt Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Wall/Wall/Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Forced Air, Natural Gas
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - SOLD AS IS WHERE IS
 Fireplace Fuel: Wood Out Buildings:
 Outdoor Area: Fenced Yard, Patio(s), Sundeck(s)
 Pad Rental:
 Fixtures Leas: N - SOLD AS IS WHERE IS
 Fixt Removed: N - SOLD AS IS WHERE IS

Legal: LOT 42 BL 9 DL 378 GRP 1 NWD PLAN 2695A
 Amenities: Shared Laundry
 Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6" X 11'6"	Below	Kitchen	14'6" X 12'10"			X
Main F.	Dining	12'8" X 10'6"	Below	Foyer	7' X 4'			X
Main F.	Kitchen	15'6" X 8'6"	Below	Laundry	12' X 9'			X
Main F.	Eating Area	12'6" X 8'6"			X			X
Main F.	Master Bedroom	15' X 11'9"			X			X
Main F.	Bedroom	11' X 8'6"			X			X
Main F.	Bedroom	10' X 9'			X			X
Below	Recreation Room	15'7" X 12'6"			X			X
Below	Bedroom	12'6" X 11'3"			X			
Below	Bedroom	8' X 7'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,220	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	840	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,060	Basement Area:	Part, Fully Finished, Separate Entry
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,060		8

Listing Broker(s): Royal LePage West R.E.S.

WOW!! INVESTOR OR FIRST TIME BUYER ALERT. Located on a lane access lot with loads of parking, centrally located for easy access to bus, West Coast Express and future skytrain, minutes to Coquitlam Center or down town Poco- walk to the shops/restaurants, coffee shops and Meadow Brook School. Home is in need of repairs, as it has been home to a large family and is ready for updating. Basement is finished, perfect for the in-laws/parents or the teenagers offering its own entrance and kitchen. Great investment-hurry it won't last.



List Price: \$474,900

Complex/Subdiv: Riverbend

Frontage:	Bedrooms:	4	PID:	026-441-471
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	2008
Rear Yard Exp:	Half Baths:	0	Age at List Date:	6
Meas Type:	If New GST/HST Incl:		Taxes:	\$2,891 (2013)
Flood Plain:	Zoning:	RES		
View:	N			
Serv. Connected:	Electricity, Natural Gas			

Style of Home:	2 Storey, Inside Unit	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Single		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 blk
Type of Roof:	Other			Dist to School Bus:	
Renovations:	Partly	Reno Year:		Possession:	
Flooring:	Laminate, Mixed			Title to Land:	Freehold Strata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - Court Order Sale
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCS136 LT 92 DL 378 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: None

Site Influences: Central Location

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'			X			X
Main F.	Kitchen	12' X 9'			X			X
Main F.	Dining	12' X 9'			X			X
Main F.	Master Bedroom	13' X 12'			X			X
Main F.	Bedroom	12' X 11'			X			X
Main F.	Bedroom	12' X 9'			X			X
Main F.	Family Room	12' X 10'			X			X
Below	Recreation Room	29' X 12'			X			X
Below	Family Room	13' X 12'			X			
Below	Bedroom	12' X 11'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,355

Finished Floor Up SqFt: 0

Finished Floor Down: 980

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 2,335

Unfinished Floor: 0

Grand Total Floor Area: 2,335

Total # Rooms: 10

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height: 4

Basement Area: None

Suite: None

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.

2 4 Piece; Ensuite: N; Level: Main F.

3 4 Piece; Ensuite: N; Level: Below

4

5

6

7

8

Listing Broker(s): Keller Williams Elite Realty

Large four-bedroom, three-bathroom home located in Riverbend. Master bedroom has walk-in closet and en-suite bathroom. Living area has vaulted ceilings and downstairs features a very spacious recreation room. Centrally located. Fenced backyard. Patio off kitchen. Excellent price for a detached house.

1355 HONEYSUCKLE LN, V3E 2N6

Active



List Price: \$705,000

Complex/Subdiv:

Frontage: 64.00 ft Bedrooms: 3 PID: 010-898-565
 Depth/Size: 105 Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 8427.00 Full Baths: 2 Approx Yr Blt: 1989
 Rear Yard Exp: SE Half Baths: 2 Age at List Date: 25
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,491 (2013)
 Flood Plain: Exempt Zoning: HSE/SF
 View: Y - -
 Serv. Connected: Electricity, Water

Style of Home: 2 Storey Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Other
 Exterior: Mixed
 Rainscreen: R/I Plumbing: Dist to Public Trans: NEAR Dist to School Bus: NEAR
 Type of Roof: Tar & Gravel Possession:
 Renovations: Other Reno Year: Title to Land: Freehold NonStrata
 Flooring: Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Electric
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: N - AS IS WHERE IS
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Patio(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed:

Legal: PL NWP77674 LT 95 LD 36 SEC 15 TWP 39
 Amenities:
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl: Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 16'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Family Room	21' X 13'			X			X
Main F.	Den	11' X 10'			X			X
Above	Master Bedroom	24' X 13'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	11' X 10'			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,596	Total # Rooms: 8	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,105	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 2 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 2,701	Basement Area: Partly Finished	5
		6
Unfinished Floor: 546	Suite: Other	7
Grand Total Floor Area: 3,247		8

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Great family home set in a beautiful location with spectacular view of the Mountains & City scape. Open and flowing layout on main floor. 3 bedrm up plus 2 full bath, lots of closet/storage space. Unfinished basement area ready for your ideas. Needs some renovations.

3221 CHARTWELL LN, V3E 3N1

Active



List Price: \$949,000

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	025-097-156
Depth/Size:	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	3	Approx Yr Blt:	2003
Rear Yard Exp:	Half Baths:	1	Age at List Date:	11
Meas Type:	If New GST/HST Incl:		Taxes:	\$6,503 (2013)
Flood Plain:	Zoning:	RS5		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Composite			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold Strata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - Court Ordered Sale
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL LMS4428 LT 1 LD 36 SEC 23 TWP 39 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: None

Site Influences: Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Rural Setting

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'	Below	Recreation Room	19' X 18'			X
Main F.	Dining	18' X 12'	Below	Living Room	15' X 14'			X
Main F.	Kitchen	18' X 14'	Below	Bedroom	15' X 10'			X
Main F.	Den	10' X 9'	Below	Laundry	11' X 6'			X
Main F.	Foyer	10' X 8'			X			X
Above	Master Bedroom	25' X 18'			X			X
Above	Bedroom	12' X 10'			X			X
Above	Bedroom	20' X 12'			X			X
Above	Walk-In Closet	13' X 5'			X			
Below	Games Room	26' X 18'			X			

Floor Area (SqFt):

Main Floor Area SqFt:	1,221
Finished Floor Up SqFt:	1,454
Finished Floor Down:	0
Finished Floor Bsmt SqFt:	1,579
Total Finished Floor SqFt:	4,254

Total # Rooms:	14
# Kitchens:	1
Finished Levels:	3
Crawl/Bsmt Height:	
Basement Area:	Fully Finished

Bathrooms

1	2 Piece; Ensuite: N; Level: Main F.
2	5 Piece; Ensuite: Y; Level: Above
3	3 Piece; Ensuite: N; Level: Above
4	3 Piece; Ensuite: N; Level: Below
5	
6	
7	
8	

Unfinished Floor:

0

Suite:

Grand Total Floor Area: 4,254

Listing Broker(s): RE/MAX Central

ORIGINAL SHOW HOME with the most SPECTACULAR setting at Westwood Plateau. Breathtaking backdrop Mountain, Lake, City, & Mount Baker VIEWS. This LARGE 4,254 SF EXECUTIVE home is the END UNIT of a 10 home Chartwell Lane community located next to the Golf Clubhouse and between the 1st & 18th Fairways. LARGE PRINCIPAL rooms throughout creates many FLEX spaces for your lifestyle plus 2 wonderful outdoor TERRACE & PATIO to enjoy with family & friends. EASY TO SHOW. BC Assessment = \$1,166,000. CALL NOW!

3088 FIRESTONE PL, V3E 3E1

Active



List Price: \$1,199,900

Complex/Subdiv: Westwood Plateau

Frontage:	252.00 ft	Bedrooms:	6	PID:	019-020-538
Depth/Size:	78	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	12378.00	Full Baths:	5	Approx Yr Blt:	2001
Rear Yard Exp:	S	Half Baths:	1	Age at List Date:	13
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$7,182 (2013)
Flood Plain:	No	Zoning:	SFD		

View: - Greenbelt

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	5	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Stucco				
Rainscreen:		R/I Plumbing:	Dist to Public Trans: 1 blk	Dist to School Bus:	1 blk
Type of Roof:	Tile - Concrete	Possession:			
Renovations:		Reno Year:	Title to Land: Freehold NonStrata		
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Electric, Natural Gas	Property Disclosure:	N - Seller never lived in		
No. of Fireplaces:	4	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL LMP18243 LT 68 LD 36 SEC 23 TWP 39

Amenities:

Site Influences: Cul-de-Sac, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'8" X 14'	Above	Bedroom	12' X 11'			X
Main F.	Dining	14' X 12'	Above	Laundry	8' X 6'			X
Main F.	Kitchen	16' X 13'	Bsmt	Living Room	17' X 12'			X
Main F.	Eating Area	11' X 11'	Bsmt	Eating Area	10' X 7'			X
Main F.	Family Room	17'6" X 16'	Bsmt	Kitchen	9' X 9'			X
Main F.	Den	12' X 12'	Bsmt	Bedroom	12' X 12'			X
Main F.	Hobby Room	16' X 15'	Bsmt	Bedroom	11' X 10'5"			X
Above	Master Bedroom	15' X 14'	Bsmt	Recreation Room	15' X 13'			X
Above	Bedroom	14' X 12'5"						X
Above	Bedroom	12' X 12'						X

Floor Area (SqFt):

Main Floor Area SqFt: 1,838

Finished Floor Up SqFt: 1,876

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 1,666

Total Finished Floor SqFt: 5,380

Unfinished Floor: 0

Grand Total Floor Area: 5,380

Total # Rooms: 18

Kitchens: 2

Finished Levels: 3

Crawl/Bsmt Height:

Basement Area: Full

Suite:

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.

2 5 Piece; Ensuite: Y; Level: Above

3 4 Piece; Ensuite: Y; Level: Above

4 4 Piece; Ensuite: N; Level: Above

5 3 Piece; Ensuite: N; Level: Bsmt

6 4 Piece; Ensuite: N; Level: Bsmt

7

8

Listing Broker(s): Sutton Grp-West Coast Realty

Set on a lovely 12000 sq ft property in one of the most sought out neighborhoods in Westwood Plateau. This custom built 6 berm/6 bath home is not to be missed. The house has fantastic street appeal & features; hardwood flooring, granite conter tops, custom gourmet kitchen, designer paint & extensive use of floor to ceiling windows. This bright house has an open concept & would not take long to feel right at home. This residence is over 5300 sq ft which opens up to a wonderful private backyard w/a beautiful outdoor setting for complete relaxation.

3088 PLATEAU BV, V3E 2Y8

Active



List Price: \$1,253,000

Complex/Subdiv: WESTWOOD PLATEAU

Frontage: 47.00 ft Bedrooms: 6 PID: 018-422-179
 Depth/Size: 281 Bathrooms: 6 Type: House/Single Family
 Lot Area SqFt: 13239.00 Full Baths: 6 Approx Yr Blt: 2000
 Rear Yard Exp: Half Baths: 0 Age at List Date: 14
 Meas Type: Feet If New GST/HST Incl: Taxes: \$8,150 (2013)
 Flood Plain: No Zoning: SFD
 View: Y - CITY, PARTIAL MOUNTAIN
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey w/Bsmt. Total Parking: Covered Parking:
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Triple
 Exterior: Stucco, Stone
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Tile - Concrete Possession:
 Renovations: Reno Year: Title to Land: Freehold NonStrata
 Flooring: Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Radiant
 No. of Fireplaces: 3 R/I Fireplaces: Property Disclosure: N - COURT ORDERED SALE
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)
 Pad Rental:
 Fixtures Leas: N
 Fixt Removed: N

Legal: PL LMP11822 LT 68 DL 6769 LD 36 SEC 14 TWP 39 GROUP 1.

Amenities: None

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Jetted Bathtub, Microwave, Pantry, Range, Security System, Smoke Alarm, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 16'	Bsmt	Bedroom	22' X 15'			X
Main F.	Kitchen	20' X 13'	Bsmt	Bedroom	13'9" X 9'			X
Main F.	Dining	22' X 13'6"	Bsmt	Kitchen	16' X 12'			X
Main F.	Nook	19' X 13'	Bsmt	Family Room	21' X 13'			X
Main F.	Family Room	14' X 13'	Main F.	Office	22' X 15'			X
Main F.	Kitchen	12' X 7'	Main F.	Laundry	15' X 6'5"			X
Above	Master Bedroom	17' X 16'			X			X
Above	Bedroom	17' X 13'			X			X
Above	Bedroom	14' X 12'			X			
Above	Bedroom	15' X 13'			X			

Floor Area (SqFt):

Main Floor Area SqFt: 2,210
 Finished Floor Up SqFt: 1,983
 Finished Floor Down: 1,738
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 5,931

Total # Rooms: 16
 # Kitchens: 3
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Fully Finished

Bathrooms

1 4 Piece; Ensuite: Y; Level: Main F.
 2 6 Piece; Ensuite: Y; Level: Above
 3 5 Piece; Ensuite: Y; Level: Above
 4 4 Piece; Ensuite: Y; Level: Above
 5 4 Piece; Ensuite: Y; Level: Bsmt
 6 3 Piece; Ensuite: Y; Level: Bsmt
 7
 8

Unfinished Floor: 0

Grand Total Floor Area: 5,931

Listing Broker(s): Multiple Realty Ltd.

A clean home with city view. Extensive use of granite throughout. Main Floor boasts formal living & dining room. Spacious gourmet kitchen plus wok kitchen. There are 7 bedrooms with 6 bathrooms. Grand Master Bedroom with panoramic view. Walk out basement, radiant heat. Listed below assessed value. Sold "As Is, Where Is". Allow 24 Hours for showing. OPEN HOUSE this Sat, Nov 8 from 2pm-4pm.