



Days on Market: **1** List Date: **4/22/2026** Seller's Acceptance Date:
 Orig. Price: **\$2,580,000** Expiry Date: **4/22/2027** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?:
 Frontage (feet): **30.00** Bedrooms: **2** Approx. Year Built: **1950**
 Frontage (metres): **9.14** Bathrooms: **3** Age: **76**
 Depth / Size: Full Baths: **3** Zoning: **R-3**
 Lot Area (sq.ft.): **7,051.00** Half Baths: **0** Gross Taxes: **\$6,446.15**
 Lot Area (acres): **0.16** Rear Yard Exp: For Tax Year: **2025**
 Flood Plain: P.I.D.: **008-180-296** Tax Inc. Utilities?:
 View: Tour:

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **5** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Ye...
 Seller's Intere... **Registered Owner**
 Property Disc.: **No : Never lived in, PNDS complete.**
 Fixtures Leas... **No :**
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 8, PLAN NWP11687, DISTRICT LOT 3, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,044	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	576	Main	Living Room	16' x 17'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	11'9' x 9'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	11' x 10'			x	Main 4
Finished Floor (Basement):	0	Main	Kitchen	14' x 8'			x	Above 3
Finished Floor (Total):	1,620 sq. ft.	Main	Playroom	15' x 12'			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,620 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type:
 # of Kitchens: **1** # of Rooms: **5** MHR#: Registered in MHR?: PAD Rental:
 ByLaw Restrictions: CSA/BCE: Maint. Fee:

List Broker 1: **Sutton Group - 1st West Realty - Office: 604-942-7211** List Broker 3:
 List Desig Agt 1: **Jay Choi - Phone: 604-790-1035** **choijaedong@gmail.com**
 List Broker 2: 3.
 List Desig Agt 2: 3.
 Buyer's Broker 1: 2: 3:
 Buyer's Agent 1: 2: 3:
 Owner: ****Privacy Protected** JUNEHO KIM & KYUNGHWA SUH**
 Commission: **3.255% ON 1ST \$100,000 & 1.1625% ON BALANCE**

Appointments: **Touchbase**
 Call: **touchbase**
 Phone: **000-000-0000**

Occupancy: **Tenant**

Realtor **Month-to-month tenant at \$2,200/month. Measurement is based on BC Assessment; buyer to verify if important. Interior showings available**
 Remarks: **once an accepted offer is in place.**

Prime DEVELOPMENT/LAND ASSEMBLY Site – Coquitlam West South of Lougheed Hwy Rare opportunity in Coquitlam West south of Lougheed Highway within a rapidly evolving transit-oriented growth corridor near major transit routes and the Evergreen SkyTrain. The property is designated for medium density redevelopment of approximately 4 to 8 storeys under the OCP with an FAR around 2.4 and potential for higher density subject to City confirmation. Located in a key growth area with strong redevelopment momentum, this site offers excellent long term upside and is ideal for developers or land assembly in one of Coquitlam's most active urban transformation nodes.