



Presented by:  
**Katayoon Webb PREC\***

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**Active**  
**R2402388**  
Board: V  
House/Single Family

**811 DOGWOOD STREET**

Coquitlam  
Coquitlam West  
V3J 4C1

Residential Detached

**\$1,798,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.00</b>	Original Price: <b>\$1,798,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1951</b>
Depth / Size: <b>129</b>	Bathrooms:	<b>1</b>	Age: <b>68</b>
Lot Area (sq.ft.): <b>9,675.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RT-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$7,907.92</b>
Rear Yard Exp: <b>East</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:			P.I.D.: <b>009-602-291</b>
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**

Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, PLAN NWP11867, DISTRICT LOT 107, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Master Bedroom</b>	<b>12'8 x 9'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'7 x 9'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bar Room</b>	<b>11' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>18' x 12'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>7' x 7'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>11' x 8'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>14' x 11'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Nook</b>	<b>6'8 x 5'10</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,158</b>	# of Rooms:	<b>8</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>5</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		2							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		3							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		4							Pool:
Finished Floor (Total):	<b>1,158 sq. ft.</b>	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Bed	6							Grg Dr Ht:
Grand Total:	<b>1,158 sq. ft.</b>	Basement:	<b>Crawl</b>	Bed	7							
				Bed	8							

Listing Broker(s): **RE/MAX Crest Realty**

**Developers and Investment ALERT! Conveniently located on a large corner lot in the heart of Burquitlam Lougheed Neighborhood Plan. New Developments on either side of this lot, OCP calls for RM-2 Zoning with a possibility to convert the zoning to 6-8 storey wood frame building. Steps to Burquitlam Skytrain Station, all shopping and amenities nearby. The home is rented to a long term tenant and is in a good condition to await re-development. Call L.S on this one Measurements are approx, buyer to verify if important. All development potentials to be verified by the Buyer with the City of Coquitlam.**