

Active**R3087058**Board: V, Detached
House/Single Family**1620 PARKWAY BOULEVARD**Coquitlam
Westwood Plateau
V3E 2Y5**\$2,158,800 (LP)**

(SP)



Days on Market: 0	List Date: 2/5/2026	Expiry Date: 7/31/2026
Previous Price: \$0	Original Price: \$2,158,800	Sold Date:
Meas. Type: Feet	Frontage (feet): 0.00	Approx. Year Built: 1994
Depth / Size:	Frontage (metres):	Age: 32
Lot Area (sq.ft.): 11,086.00	Bedrooms: 7	Zoning: SFD
Flood Plain:	Bathrooms: 5	Gross Taxes: \$7,765.38
Council Apprv?:	Full Baths: 4	For Tax Year: 2025
Rear Yard Exp:	Half Baths: 1	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 018-225-641
View:	:	Tour:
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 8	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple, Open		
Exterior: Stucco			
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations:	Seller's Interest: Registered Owner		
# of Fireplaces: 4	Property Disc.: Yes		
Fireplace Fuel: Natural Gas	PAD Rental:		
Water Supply: City/Municipal	Fixtures Leased: No		
Fuel/Heating: Natural Gas, Radiant	Fixtures Rmvd: :		
Outdoor Area: Patio(s), Sundeck(s)	Registered:		
Type of Roof: Tile - Concrete	Floor Finish: Tile, Wall/Wall/Mixed		

Legal:	PLAN LMP10177, LOT 76, SEC 15, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT	Municipal Charges
Amenities:	Garden, In Suite Laundry, Storage	Garbage:
Site Influences:	Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby	Water:
Features:	Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Jetted Bathtub, Refrigerator, Stove	Dyking:
		Sewer:
		Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 14'10	Above	Den	10'11 x 10'	Bsmt	Mud Room	9'5x 6'8
Main	Dining Room	16'5 x 13'3	Above	Walk-In Closet	10'10 x 9'7	Bsmt	Laundry	14'2x 10'3
Main	Kitchen	17'9 x 11'11	Above	Bedroom	13'8 x 10'1	Bsmt	Storage	6'5x 3'4
Main	Wok Kitchen	9' x 7'1	Above	Walk-In Closet	7'5 x 4'11	Bsmt	Bedroom	14'8x 14'8
Main	Eating Area	15'9 x 10'5	Above	Bedroom	15'8 x 13'8	Bsmt	Bedroom	14'11x 9'11
Main	Family Room	17'4 x 15'3	Above	Walk-In Closet	7'6 x 3'4			x
Main	Bedroom	11'5 x 11'2	Above	Bedroom	13'11 x 11'9			x
Main	Foyer	14'7 x 10'3	Bsmt	Living Room	16'3 x 13'10			x
Main	Laundry	13'2 x 8'10	Bsmt	Dining Room	16'2 x 11'5			x
Above	Primary	19'10 x 17'8	Bsmt	Kitchen	17'4 x 12'6			x

Finished Floor (Main): 1,860	# of Rooms: 25	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,820	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,755	Suite: Unauthorized Suite	3	Above	5	Yes	Pool:
Finished Floor (Total): 5,435 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	Beds in Basement: 2	5	Bsmt	4	No	Grg Door Ht:
Grand Total:	Beds not in Basement: 5	6				
	Basement: Fully Finished, Separate Entry	7				
		8				

List Broker 1: Oakwyn Realty Northwest - OFC: 778-783-2683	List Broker 2:
List Broker 3:	
List Desig Agt 1: Rory Clipsham - Phone: 604-710-8430	rory.c@shaw.ca
List Desig Agt 2:	Appointments:
Sell Broker 1:	Call:
Sell Sales Rep 1:	Phone:
Owner: Rezvan Sanaie	Touchbase
Commission: 3.22% - ON 1ST \$100,000 / 1.15% - ON BALANCE	Rory C
	604-710-8430

Realtor Remarks:	Measurements by BC Floor Plans & should be verified by buyer or buyer's agent. Property images & floor plan are COPYRIGHTED. Property contains unauthorized accommodation.	Occupancy: Owner, Tenant
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Westwood Plateau – a prestigious master-planned neighbourhood. European-built custom home has been well-cared for by the original owner & brimming with over 5000 sqft of potential. A grand foyer welcomes you into elegant formal living | dining rm, open kitchen featuring ample, ceiling height cabinetry, a gas stove & oversized island. Expansive windows, natural light-filled, in-floor radiant heating throughout, cozy gas F/Ps, inviting family rm, triple garage, open sundeck & a backyard adapts from quiet moments to full gatherings. 1 bdrm (office) on main, 4 generous bdrms up all with ensuite, fully finished walk-out bsmt. Prime Location, mins to schools, transit, rec, trails, golf courses & Coquitlam Town Centre shopping. A home for growing family, golf enthusiasts & long-term investment.