

Active

R3087058

Board: V , Detached

House/Single Family

1620 PARKWAY BOULEVARD

Coquitlam

Westwood Plateau

V3E 2Y5

\$2,158,800 (LP)

(SP)

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Days on Market: 0

Previous Price: \$0

Meas. Type: Feet

Depth / Size:

Lot Area (sq.ft.): 11,086.00

Flood Plain:

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View:

Complex / Subdiv:

List Date: 2/5/2026

Original Price: \$2,158,800

Frontage (feet): 0.00

Frontage (metres):

Bedrooms: 7

Bathrooms: 5

Full Baths: 4

Half Baths: 1

P.I.D.: 018-225-641

Tour:

Expiry Date: 7/31/2026

Sold Date:

Approx. Year Built: 1994

Age: 32

Zoning: SFD

Gross Taxes: \$7,765.38

For Tax Year: 2025

Tax Inc. Utilities?:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type:

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Stucco

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

# of Fireplaces: 4

Fireplace Fuel: Natural Gas

Water Supply: City/Municipal

Fuel/Heating: Natural Gas, Radiant

Outdoor Area: Patio(s), Sundeck(s)

Type of Roof: Tile - Concrete

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 8

Covered Parking: 3

Parking Access: Front

Parking: Garage; Triple, Open

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: Yes:

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: :

Registered:

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:

Water:

Dyking:

Sewer:

Other:

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Jetted Bathtub, Refrigerator, Stove

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

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: Rezvan Sanaie

Commission: 3.22% - ON 1ST \$100,000 / 1.15% - ON BALANCE

3:

rory.c@shaw.ca

Appointments:

Call:

Phone:

Touchbase

Rory C

604-710-8430

2:

3:

Occupancy: Owner, Tenant

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.

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.

RED Full Realtor

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