



PROPERTY REPORT

2265 LECLAIR DR
Coquitlam
V3K 6P6
Canada

PID: 013-135-881

APRIL 25, 2021



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Nu Stream Realty
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BC LTSA - Ownership

Status	Content
REGISTERED	BT98061 NW, EL*, M*
CANCELLED	BT83420 NW, SI*, K*
CANCELLED	AD179592 NW, CH*, M*
CANCELLED	AC92294 NW, FO*, M*
CANCELLED	AC30808 NW, TH*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 013-135-881

SHORT LEGAL DESCRIPTION:S/80618/////90
MARG:*

TAXATION AUTHORITY:
1 Coquitlam, City of

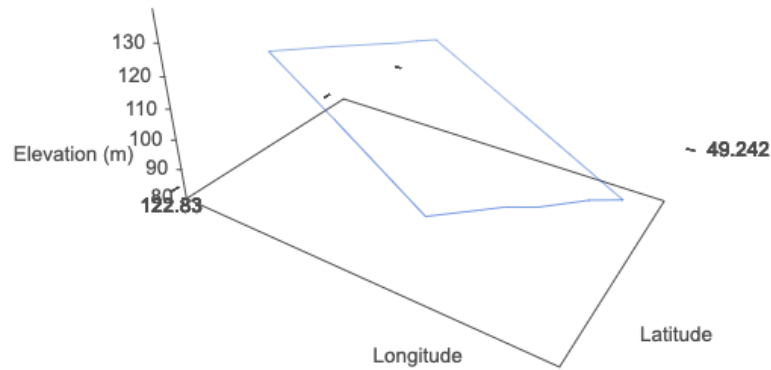
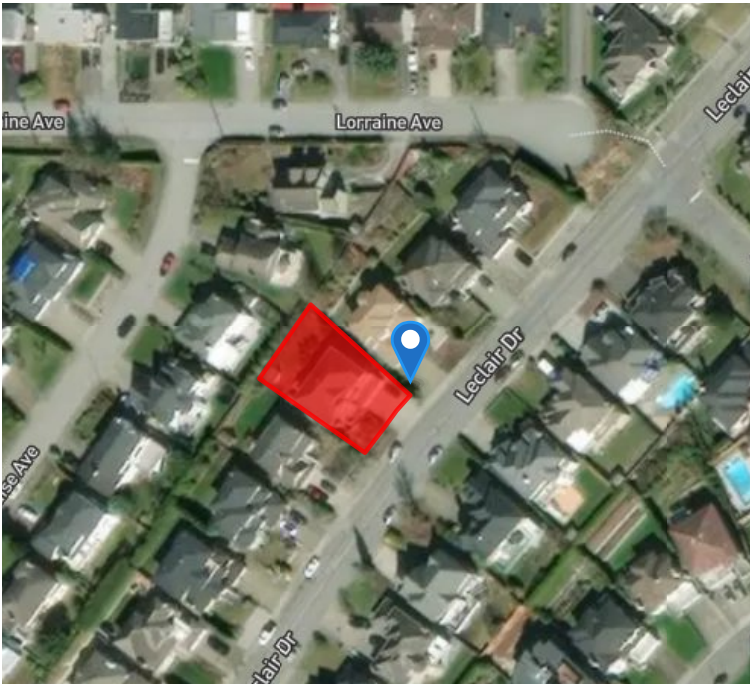
FULL LEGAL DESCRIPTION: CURRENT
LOT 90 DISTRICT LOT 112 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 80618

MISCELLANEOUS NOTES:
PP 82212
PP 82212

ASSOCIATED PLAN NUMBERS:
SUBDIVISION PLAN NWP80618

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

Property Boundary and Topography



Max Elevation: 113.01 m | Min Elevation: 106.58 m | Difference: 6.43 m

Detailed Tax Report

Property Information

Prop Address	2265 LECLAIR DR	Jurisdiction	CITY OF COQUITLAM
Municipality	CITY OF COQUITLAM	Neighborhood	DARTMOOR & RIVER HEIGHTS
Area	COQUITLAM	SubAreaCode	VCQCE
PropertyID	013-135-881	BoardCode	V
PostalCode	V3K 6P6		

Property Tax Information

TaxRoll Number	06291001	Gross Taxes	\$6,353.93
Tax Year	2020	Tax Amount Updated	07/16/2020
More PIDS			

013-135-881

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
NWP80618	90		112	36				

Legal FullDescription

LOT 90, PLAN NWP80618, DISTRICT LOT 112, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth
Lot Size	7642 SQUARE FEET	Land Use
Actual Use	RESIDENTIAL DWELLING WITH SUITE	
Year Built	2002	
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning
WaterConn		
BCAData Update	01/06/2021	

Supplementary Property Info

BedRooms	6	Foundation	BASEMENT
Full Bath	4	Half Bath2	
Half Bath3	2	Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,085,000.00	\$610,000.00	\$1,695,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,085,000.00	\$610,000.00	\$0.00	\$0.00	\$1,695,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,085,000.00	\$610,000.00	\$0.00	\$0.00	\$1,695,000.00

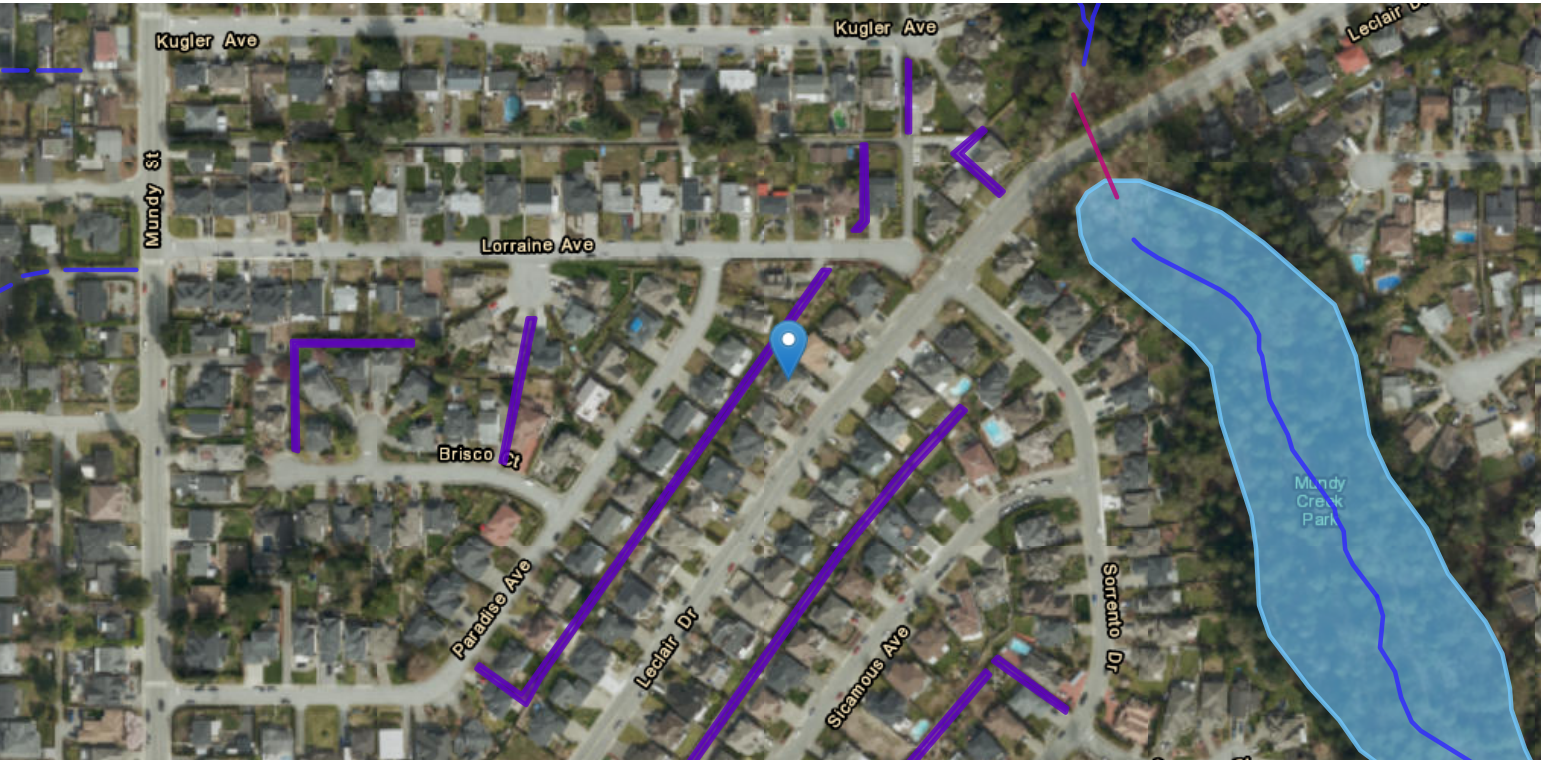
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
3/26/2002	\$217,000.00	BT98061	VACANT SINGLE PROPERTY TRANSACTION
3/13/2002	\$191,000.00	BT83420	VACANT SINGLE PROPERTY TRANSACTION
7/25/1990	\$85,000.00	AD179592	VACANT SINGLE PROPERTY TRANSACTION

Paragon Residential Comparables



#	ML#	Property Type	Status	Address	Sold Price	Sold Date	List Price	List Date	Lot Size (Sq.Ft.)	Lot Size (Acres)	Age	Days on Market	Floor Area Fin - Total	Frontage - Feet	Sub-Area / Community	Total Bedrooms	Total Baths	Price Per Lot Size (Sq.Ft.)	Price Per Floor Area (Sq.Ft.)
1	R2532725	Residential Detached	Active	407 DRAYCOTT STREET			\$2,498,000	27/01/2021	7,874.00	0.18	0	88	5,513.00	80.25	Central Coquitlam	8	8	\$317.25	\$453.11
2	R2536980	Residential Detached	Sold	286 MUNDY STREET	\$1,800,000	09/03/2021	\$1,899,000	08/02/2021	7,018.00	0.16	16	29	4,521.00	49.50	Central Coquitlam	8	4	\$256.48	\$398.14
3	R2540405	Residential Detached	Active	299 MONTGOMERY STREET			\$2,588,000	18/02/2021	8,580.00	0.20	5	66	6,103.00	66.00	Central Coquitlam	7	8	\$301.63	\$424.05
4	R2540607	Residential Detached	Active	419 MUNDY STREET			\$2,448,000	18/02/2021	6,960.00	0.16	0	66	5,159.00	48.17	Central Coquitlam	6	6	\$351.72	\$474.51
5	R2550017	Residential Detached	Sold	2295 GALE AVENUE	\$2,540,000	13/03/2021	\$2,588,000	12/03/2021	7,260.00	0.17	4	1	5,149.00	0.00	Central Coquitlam	7	8	\$349.86	\$493.30
6	R2556138	Residential Detached	Active	2243 KUGLER AVENUE			\$2,995,000	23/03/2021	9,966.00	0.23	0	33	5,466.00	0.00	Central Coquitlam	7	8	\$300.52	\$547.93
7	R2557864	Residential Detached	Active	2140 CRAIGEN AVENUE			\$2,388,000	29/03/2021	6,195.00	0.14	0	27	5,017.00	70.00	Central Coquitlam	8	9	\$385.47	\$475.98
8	R2567879	Residential Detached	Active	213 FINNIGAN STREET			\$2,688,000	19/04/2021	8,771.00	0.20	0	6	5,500.00	65.45	Central Coquitlam	9	8	\$306.46	\$488.73
9	R2570546	Residential Detached	Active	338 MUNDY STREET			\$2,680,000	22/04/2021	8,349.00	0.19	3	3	6,749.00	68.00	Central Coquitlam	7	7	\$321.00	\$397.10
Averages					\$2,170,000		\$2,530,222					35						\$321.16	\$461.43



Surroundings

The map shows...

- Riparian Assessment Area (RAA)
- Ravines
- Streamside protection and enhancement area
- Culverts
- Streams
- Easements
- Rights of Way

If a feature is not displayed it does not apply or you have to zoom out.

Covenant	
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Message	Not found.
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Easement	
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Message	Not found.
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Apr 25, 2021 09:52:37 PM

Property Details

Ref #: 25-Apr-21

2265 LECLAIR DR**Folio:** 06291001**LTO Number:** BT98061**PID:** 013-135-881**MHR Number:****Status:** Active**Property No:** 28572**Legal:** LOT 90 DISTRICT LOT 112 NEW WEST DISTRICT PLAN
80618**Property Tax Levies and Assessments Summary**

Year	Notice Date	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2021			1	1,085,000	610,000	1,695,000	1,695,000
2020	May 13, 2020	6,353.93	1	953,000	575,000	1,528,000	1,528,000

Property Tax Levy Details

Year	Levy	Class	Taxable Value	Rate	Prorate Factor	Amount
2020	BCAA	1	1,528,000.00	0.00004260	1.00000000	65.09
2020	DRAINAGE	1	1,528,000.00	0.00007680	1.00000000	117.35
2020	MFA	1	1,528,000.00	0.00000020	1.00000000	0.31
2020	MUNICIPAL SERVICES	1	1,528,000.00	0.00220080	1.00000000	3,362.82
2020	PROVINCIAL SCHOOL TAX - RESIDENTIAL	1	1,528,000.00	0.00122170	1.00000000	1,866.76
2020	REGIONAL DISTRICT	1	1,528,000.00	0.00005170	1.00000000	79.00
2020	SEWER - NON STRATA		1.00	478.00000000		478.00
2020	SOUTH COAST BC TRANSPORTATION AUTHORITY	1	1,528,000.00	0.00025170	1.00000000	384.60
Notice Total						6,353.93

Utility Information**Account No:** 51096**Billing Category:** FLAT**Route:****Route Sequence:****Account Type:** RES-SFD/LSUITE**Roll To Taxes:** Yes**Units:** 2**Description:** SFD WITH SECONDARY SUITE

Flat Service Charges	Units	Start Date	Stop Date
GARBAGE	1	Jan 01, 2015	
WATER - SECONDARY SUITE	1	Nov 07, 2003	
SEWER - SECONDARY SUITE	1	Nov 07, 2003	
WATER	1	Jan 01, 2003	

Bill Year	Billing Period	Status	Period Charges
2021	Jan 01, 2021 to Dec 31, 2021	PRINTED	1,360.00
2020	Jan 01, 2020 to Dec 31, 2020	PRINTED	1,319.00

Latecomer Agreements

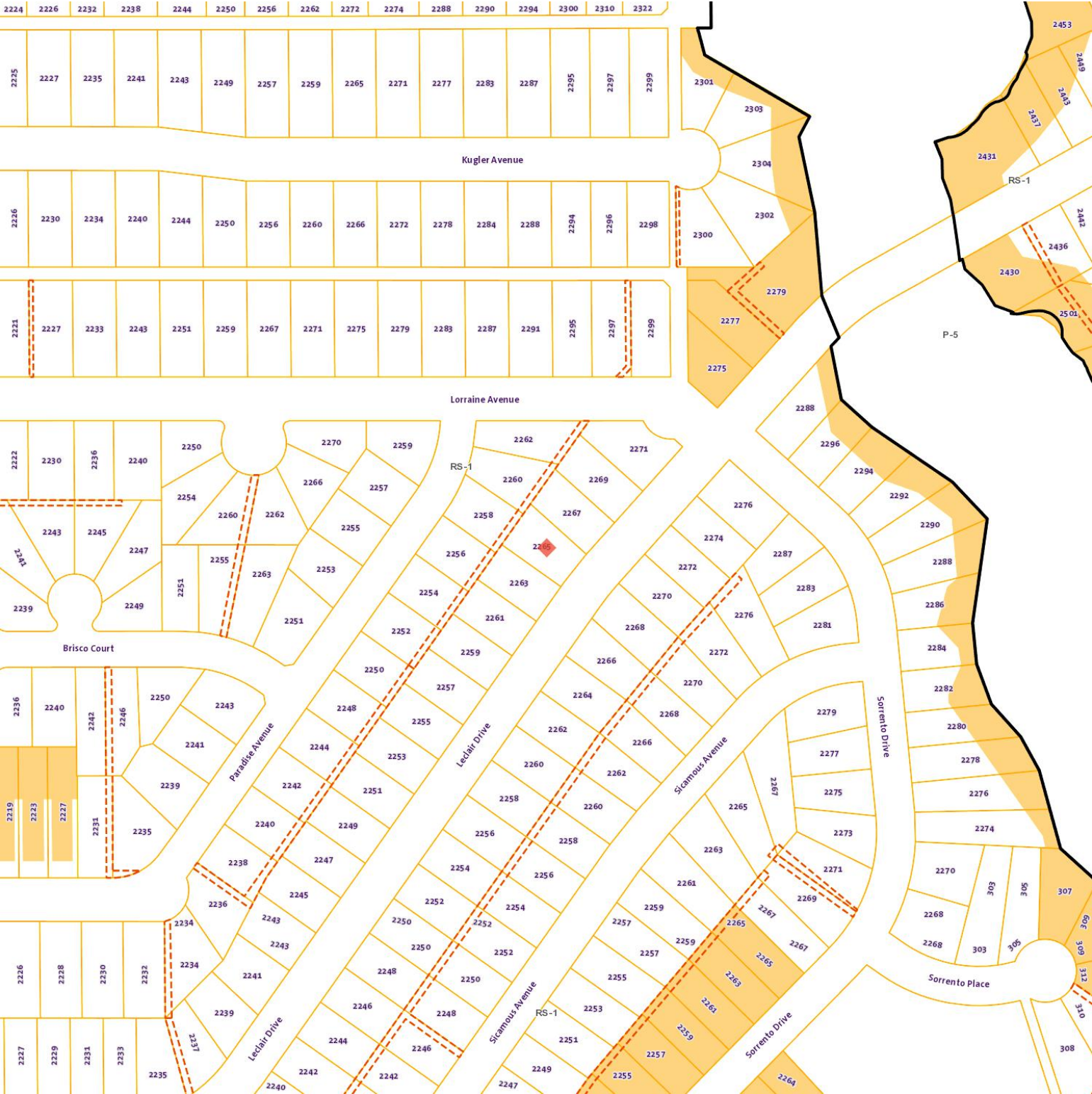
There are no latecomer agreements for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 – Certificate of

Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.

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Legal



Legend

- Address Labels

City of Coquitlam

GWWD

Covenant
- Road Labels

Communications

Hydro

Zoning
- Parcel

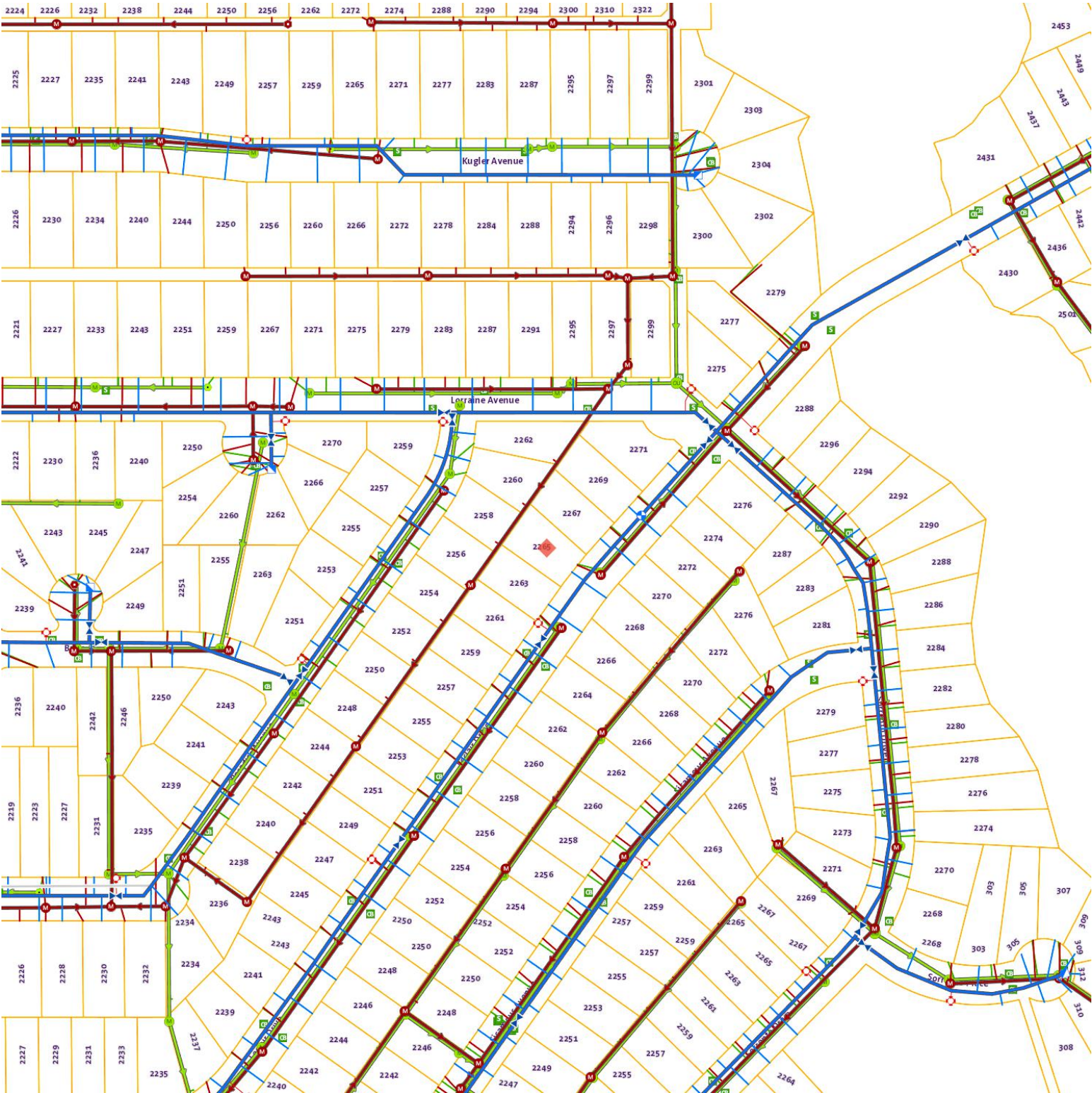
Gas

Oil
- Easements

GVSD

Rail

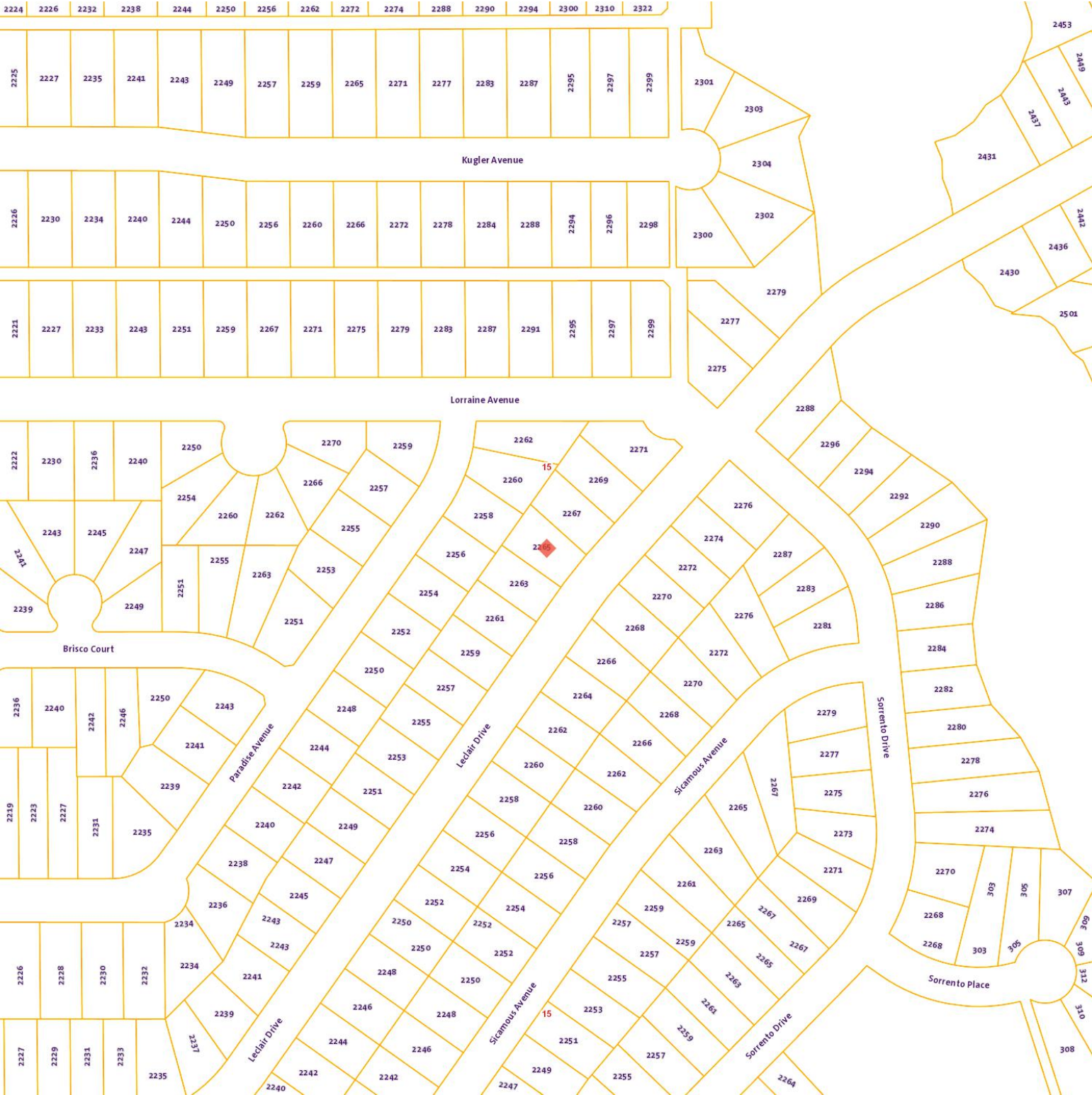
Infrastructure



Legend

Address Labels	Road Labels		
Manhole, Energy Dissipation	Manhole, Flow Control	Parcel	Manhole, Standard
Manhole, Irregular	Manhole, Offset	Manhole, Flow Split	Manhole, Inside
Manhole, Pressurized	Manhole, Stormceptor	Manhole, Outside	Manhole, Oversized
Manhole, MOT	Manhole, Decommissioned	Manhole, Private	Manhole, Metro Van
Cleanout, MOT	Catch Basin, Regular	Cleanout	Cleanout, Private
Catch Basin, Offset Side	Catch Basin, Side	Catch Basin, Lawn	Catch Basin, Offset
Drainage Service Connection	Drainage Service Connection	Catch Basin, MOT	Catch Basin, Private
Main, Metro Van	Main, MOT	Main	Main, Private
Main, Force	Main, Siphon	Main, Decommissioned	Main, Gravity
Main, Metro Siphon	Main, Private	Main, Metro Van Gravity	Main, Metro Van Force
San Service Connection, Private	Manhole	Main, Decommissioned	San Service Connection, Existing
Manhole, Decommissioned	Cleanout, Existing	Manhole, Metro	Manhole, Private
Pump Station, Private	Capped End	Cleanout, Private	Pump Station, Existing
Pump Station, Existing	Pump Station, Metro	Flush Out Chamber, Existing	Flush Out Chamber, Abandoned
Hydrant, Private	Hydrant, Proposed	Hydrant, Abandoned	Hydrant, Existing
Water PRV	Water PRV, Decommissioned	Standpipe	Private Standpipe
Air Valve	Air Valve, Private	Water Meter	Water Meter, Chamber
Blow Off Valve, Private	Blow Off Valve, Decommissioned	Air Valve, Decommissioned	Blow Off Valve
Regular Valve, Closed	Regular Valve	Blow Down Valve	Blow Down Valve, Decommissioned
Metro Van Valve	Check Valve	Regular Valve, Private	Regular Valve, Decommissioned
Watermain	Watermain, Metro Van	Water Service Connection	Hydrant Feed
		Watermain, Private	Watermain, Decommissioned

DPA and Planning Areas



Legend

Address Labels

- Barnet Employment Corridor
- City Centre
- Lougheed
- Maillardville Neighbourhood Centre
- Planning Area

Road Labels

- Braid Street Fill Site
- Como Lake Village
- Lougheed / Brunette
- Schoolhouse Street
- Application in Process

Parcel

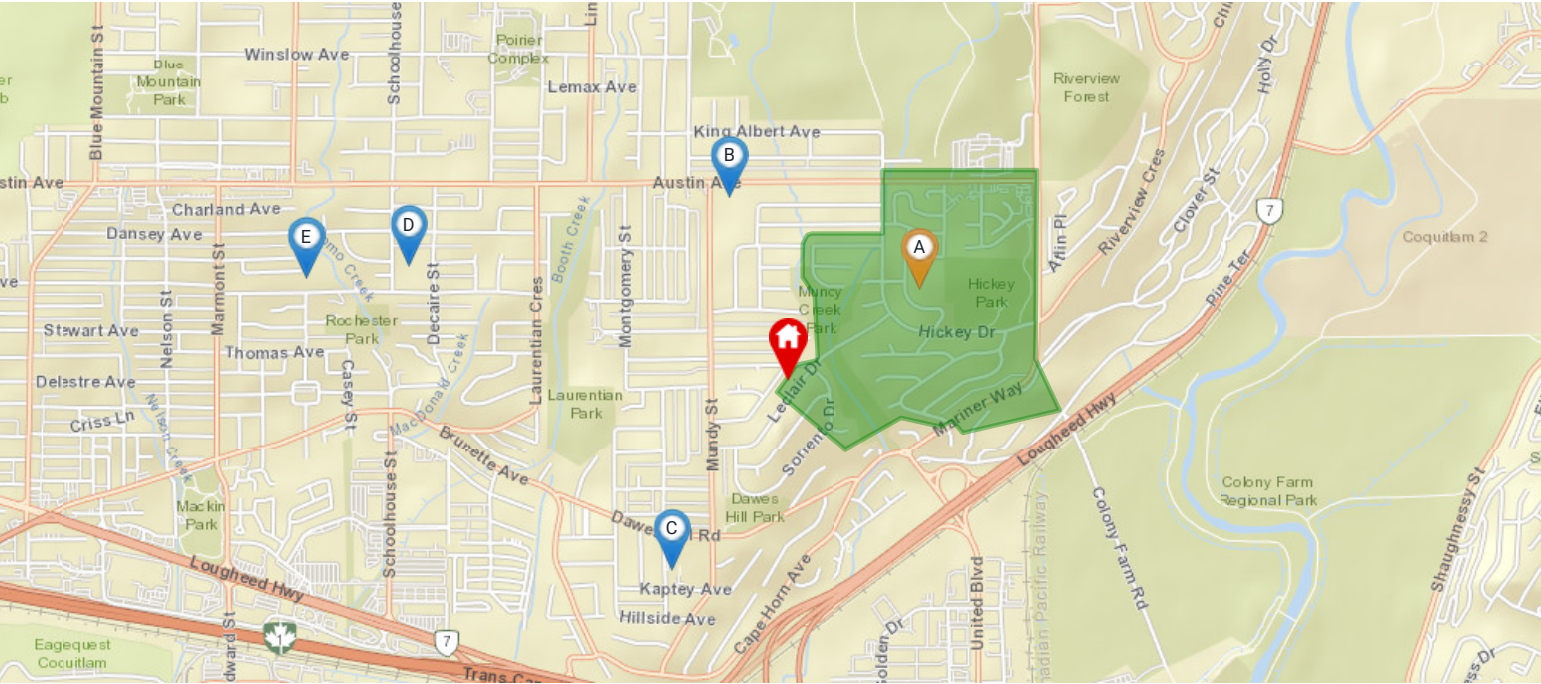
- Burquitlam
- Development Permit Area
- Lougheed / Schoolhouse
- Scott Creek
- Final Approval

Planning Area

- Austin Heights
- Christmas Way Employment Precinct
- Laval Square
- Maillardville Multi-Family Residential
- Windsor Glen

Nearest Schools with Ranking

Nearby Elementary Schools

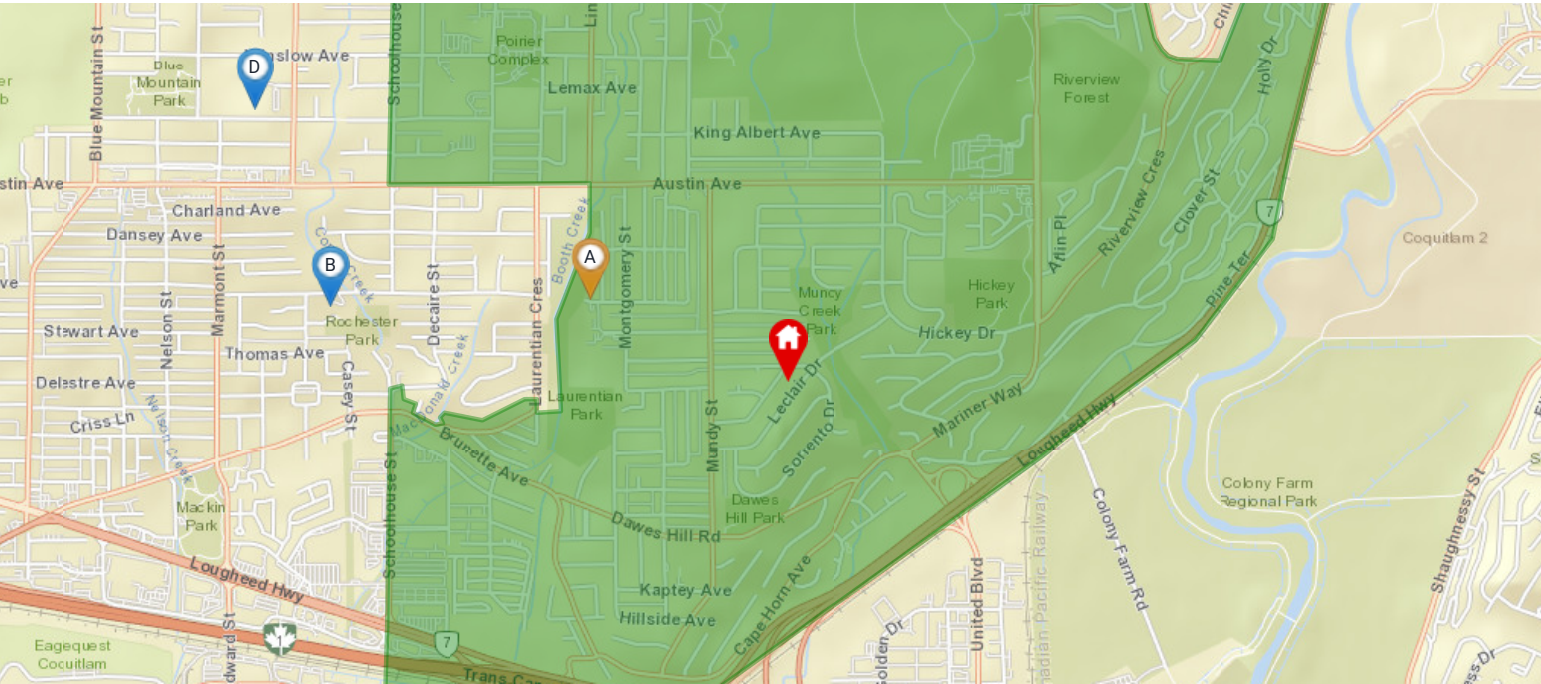


Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: R.C. MacDonald Elementary School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A R C MacDonald	K - 5	8.5	6.8	81/955	232/805	Coquitlam		11 mins	0.8 km	2 mins	11 mins
B Mundy Road	K - 5	6.2	5.9	413/955	429/805	Coquitlam	StrongStart	15 mins	1.1 km	3 mins	15 mins
C Cape Horn	K - 5	5.2	4.9	655/955	645/805	Coquitlam		14 mins	1.2 km	2 mins	14 mins
D Rochester	K - 5	5.6	4.7	567/955	680/805	Coquitlam	Early French Immersion	30 mins	2.3 km	6 mins	20 mins
E Traditional Learning Academy	K - 12	7.7	8.4	134/955	75/805	Coquitlam	Catholic Independent School	33 mins	2.6 km	6 mins	25 mins
F Riverview Park	K - 5	7.4	7	170/955	196/805	Coquitlam	StrongStart	38 mins	3.0 km	5 mins	38 mins

Nearby Middle Schools

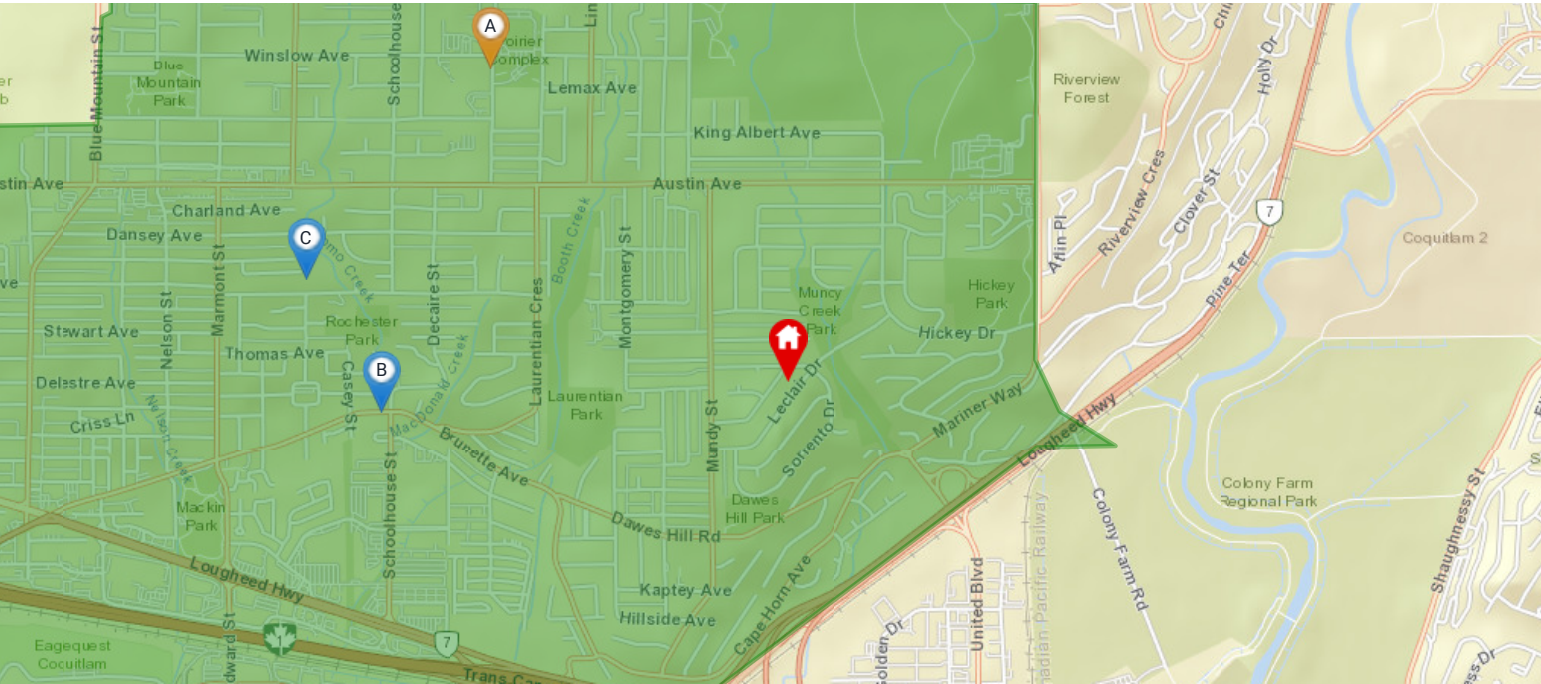


Legend: Subject Property Catchment School Other Schools

Middle School Catchment: Montgomery Middle School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Montgomery Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		16 mins	1.3 km	3 mins	16 mins
B Maillard Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam	Middle French Immersion; StrongStart	31 mins	2.5 km	6 mins	24 mins
C Hillcrest Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		38 mins	2.8 km	6 mins	21 mins
D Como Lake Middle	6 - 8	n/a	n/a	n/a	n/a	Coquitlam		45 mins	3.4 km	6 mins	22 mins
E Citadel Heights Middle	6 - 8	n/a	n/a	n/a	n/a	Port Coquitlam		1 hour 27 mins	6.9 km	11 mins	48 mins
F Moody Middle	6 - 8	n/a	n/a	n/a	n/a	Port Moody	StrongStart	1 hour 4 mins	5.0 km	13 mins	55 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: Centennial Secondary School -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Centennial	9 - 12	5.6	5.2	158/251	181/246	Coquitlam	AP Program	35 mins	2.6 km	5 mins	21 mins
B Inquiry Hub	9 - 12	n/a	n/a	n/a	n/a	Coquitlam		28 mins	2.2 km	4 mins	21 mins
C Traditional Learning Academy	K - 12	n/a	n/a	n/a	n/a	Coquitlam	Catholic Independent School	33 mins	2.6 km	6 mins	25 mins
D Dr. Charles Best	9 - 12	8.5	7.6	18/251	34/246	Coquitlam	French Immersion; AP Program	41 mins	3.1 km	6 mins	18 mins
E Riverside	9 - 12	5.3	6.2	171/251	112/246	Port Coquitlam	French Immersion; AP Program	52 mins	4.3 km	11 mins	52 mins
F Urban Academy	K - 12	n/a	n/a	n/a	n/a	New Westminster		1 hour 4 mins	5.0 km	10 mins	32 mins

2265 LECLAIR DR Coquitlam, V3K 6P6



Car-Dependent

Almost all errands require a car



Some Transit

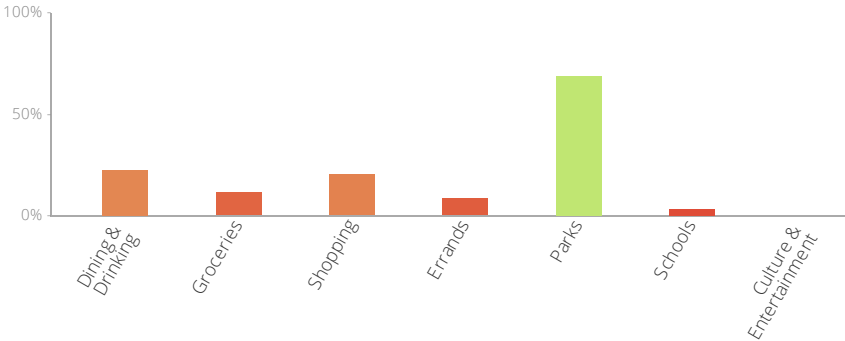
A few nearby public transportation options



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 17 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address

Q