



The five-bedroom home at 1568 Celeste Cres. in Port Coquitlam's Mary Hill district sold for \$1.2 million — six figures over asking — in just three days.

SOLD (BOUGHT)

Landmarks are all in sight from West Van townhome

457 13TH ST.,

WEST VANCOUVER

Type: Three-bedroom, three-bathroom townhouse

Size: 1,836 square feet

B.C. assessment: \$1,979,000

Listed for: \$1,798,000

Sold for: \$1,800,000

Sold on: June 5

Days on market: Two

Listing agent: Devon Owen at Royal Pacific Realty

Buyer's agent: Devon Owen at Royal Pacific Realty

The big sell: Ambleside Terrace is a row of three-storey townhomes boasting ocean, Lions Gate Bridge and Stanley Park views. It was built in 2012 steps away from Ambleside Beach in West Vancouver. This end-unit property was the builder's own home and offers West Coast-inspired architecture paired with eco-friendly attributes. The 1,800-square-foot layout showcases attention to detail with 10-foot ceilings, white oak hardwood floors, quartz countertops, Miele appliances and a geo-thermal heating and cooling system. A floor-to-ceiling gas fireplace in the living room is abutted by double french doors on either side that open to a spacious south-facing deck. A glass-sided staircase leads up to the three bedrooms — the master has its own private balcony — and down to the lowest

level where there is storage and access to two secure parking stalls. The monthly maintenance for this home is \$408.78 and pets and rentals are allowed. The property comes with the balance of the new home warranty.

1568 CELESTE CRES., PORT COQUITLAM

Type: Five-bedroom, two-bathroom detached

Size: 2,520 square feet

B.C. assessment: \$958,000

Listed for: \$1,018,800

Sold for: \$1.2 million

Sold on: June 1

Days on market: Three

Listing agent: Rod Hayes at Park Georgia Realty

Buyer's agent: Michael Sheldrake at ReMax Advantage Realty

The big sell: Port Coquitlam's Mary Hill district is the location for this basement-entry house, which has five bedrooms and backs on to Routley Park with its wading pool, playground, tennis and multi-use sports courts. The front door opens to a tiled foyer and stairs that lead to the main level where the principal reception rooms are connected with an open-concept living room, kitchen and dining room. There are granite counters, maple cabinets, built-in appliances, an eating bar, vaulted ceilings and hardwood floors. Three bedrooms and a

family bathroom are also on this level, as well as a covered deck. According to listing agent Rod Hayes, the lower level could easily be a suite as it contains two bedrooms, a bathroom and a 25-foot-long family room. Heated tile floors, crown mouldings, french doors, custom louvered window coverings, mountain views and updates, including a rain shower with body jets, contributed to a sale over the listing price within three days.

304-4315 FRASER ST., VANCOUVER

Type: Two-bedroom, one-bathroom apartment

Size: 814 square feet

B.C. assessment: \$359,000

Listed for: \$529,000

Sold for: \$599,000

Sold on: July 10

Days on market: Six

Listing agent: Scott Thompson at Coldwell Banker Prestige Realty

Buyer's agent: Sherman Lee at ReMax Westcoast

The big sell: Listing agent Scott Thompson says he received five offers and a final sale of \$70,000 over the listed price for this two-bedroom, one-bathroom condo in the eponymous Fraser Street complex. He attributes the popularity of the home to a number of factors, including kitchen and bathroom renovations, high-quality laminate



A number of renovations and a penthouse position drew a flock of bidders to 304-4315 Fraser St., in the Fraser Street complex in Vancouver.



The townhome at 457 13th St. in West Vancouver sold for \$1.8 million in June after two days on the market.

flooring, fresh paintwork and a large rooftop terrace off the living room that's in excess of 250 square feet. It also has a coveted penthouse position, easterly views that offer morning sun, and is steps to transit, groceries and a selection of coffee shops and new dining opportunities. In-suite laundry and a parking stall in the underground garage offer convenience

while brick and wood accents in the interior and stainless-steel appliances provide a modern design aesthetic. The 12-unit self-managed building permits pets and rentals. The monthly maintenance fee is \$354.23.

These transactions were compiled by Nicola Way of besthomesbc.com. Realtors, send your recent sales to nicola@besthomesbc.com.