

BUILDING BROCHURE

MONTEREY GARDENS

1050 EAST Howie Ave. · Coquitlam, BC V3J 1T6 · Central Coquitlam



Scan to view online



1 FOR SALE
FROM \$425,000

12-MO SOLD TREND
21.1

Unit Mix

1 Bedroom 9 units 570 – 626 sf from \$387,800	2 Bedroom 6 units 896 – 958 sf from \$453,000
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For Sale in Monterey Gardens & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$425,000	1 / 1	625 sf	\$680	305 1050 HOWIE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$577,000	2 / 2ba	904 sf	\$638	2024-03-13
\$555,000	2 / 2ba	896 sf	\$619	2023-06-06
\$400,000	1 / 1ba	625 sf	\$640	2023-01-30
\$546,000	2 / 2ba	958 sf	\$570	2022-10-12

Value & Financing

Price Positioning \$680 /sq ft Active listings here average \$680/sf vs \$841/sf across Central Coquitlam. 19% below area average	Mortgage Snapshot \$2,035 /mo Entry price (from) \$425,000 20% down payment \$85,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1982	LEVELS 3	SUITES 27	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1886	MANAGEMENT Quay Pacific Property Management Ltd

Overview

Monterey Gardens at 1050 Howie Avenue, Coquitlam, BC V3J 1T6, NWS1886. Situated in a quiet tree lined street, this great location is just a few steps to all types of transportation, schools, restaurants, community center, Vancouver Golf Club and Blue Mountain Park with tennis courts and playground area. It is also really close to Lougheed Mall for shopping and the Skytrain station for easy commute. Completed in 1982, Monterey Gardens is a solid three storey low-rise building with 27 units that features a lovely courtyard, elevator and secured underground parking. The large windows let in tons of natural light and the spacious balcony is ideal for year round BBQs and relaxing. In-suite laundry and a large locker for your storage are also provided. This well managed and well maintained building is absolutely oozing with potential! Don't miss the chance to live here!

Amenities & Features

- | | |
|------------|----------|
| ✓ Elevator | ✓ Garden |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|--------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Hot Water | ✓ Management |

Location



Les Twarog

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