

BUILDING BROCHURE

CENTREVILLE

1185 Pacific St. · Coquitlam, BC V3B 7Z2 · North Coquitlam



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2 FOR SALE
FROM \$559,900

2 SOLD · 12 MO
\$485,000–\$515,000


12-MO SOLD TREND
-30.8

Unit Mix

1 Bedroom

18 units
635 – 888 sf
from \$429,900

2 Bedroom

19 units
868 – 1,346 sf
from \$473,000

For Sale in Centreville & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,900	2 / 2	1342 sf	\$522	104 1185 PACIFIC STREET
\$559,900	1 / 1	831 sf	\$674	423 1185 PACIFIC STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$515,000	2 / 2ba	1001 sf	\$514	2026-02-05
\$485,000	1 / 1ba	667 sf	\$727	2025-09-26
\$750,000	2 / 2ba	1295 sf	\$579	2025-08-20
\$590,000	1 / 1ba	885 sf	\$667	2025-08-14

Value & Financing

Price Positioning

\$598 /sq ft

Active listings here average **\$598/sf** vs **\$712/sf** across North Coquitlam.

16% below area average

Mortgage Snapshot

\$2,682 /mo

Entry price (from) **\$559,900**

20% down payment **\$111,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1998	LEVELS 4	SUITES 99	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2851	

Overview

Centreville - 1185 Pacific Street, Coquitlam V3B 6Z2, LMS2851 - located in desirable North Coquitlam walking distance to grocery stores, banks, coffee shops, the library, recreation centre, medical services, childcare services and Coquitlam Centre with a myriad of retail stores and specialty services - The Bay, Sears, London Drugs, Future Shop and more all in one location, on your doorstep. Also close to busses, West Coast Express and Lougheed Highway allowing easy commuting to surrounding destinations including Vancouver, New Westminster and Surrey. Leigh Elementary and Gleneagles Secondary schools are just a short stroll away.

Centreville, built in 1998, is a lowrise condo building with 99 units featuring functional layouts, bright living areas, 9ft. ceilings, laminate floors, cosy gas fireplaces, generous kitchens, in-suite laundries, balconies, storage and secure parking. Building amenities include party room, exercise centre, hot tub and business centre. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water, management and recreation facility.

Centreville - shopping and amenities on your doorstep, nature just around the corner.

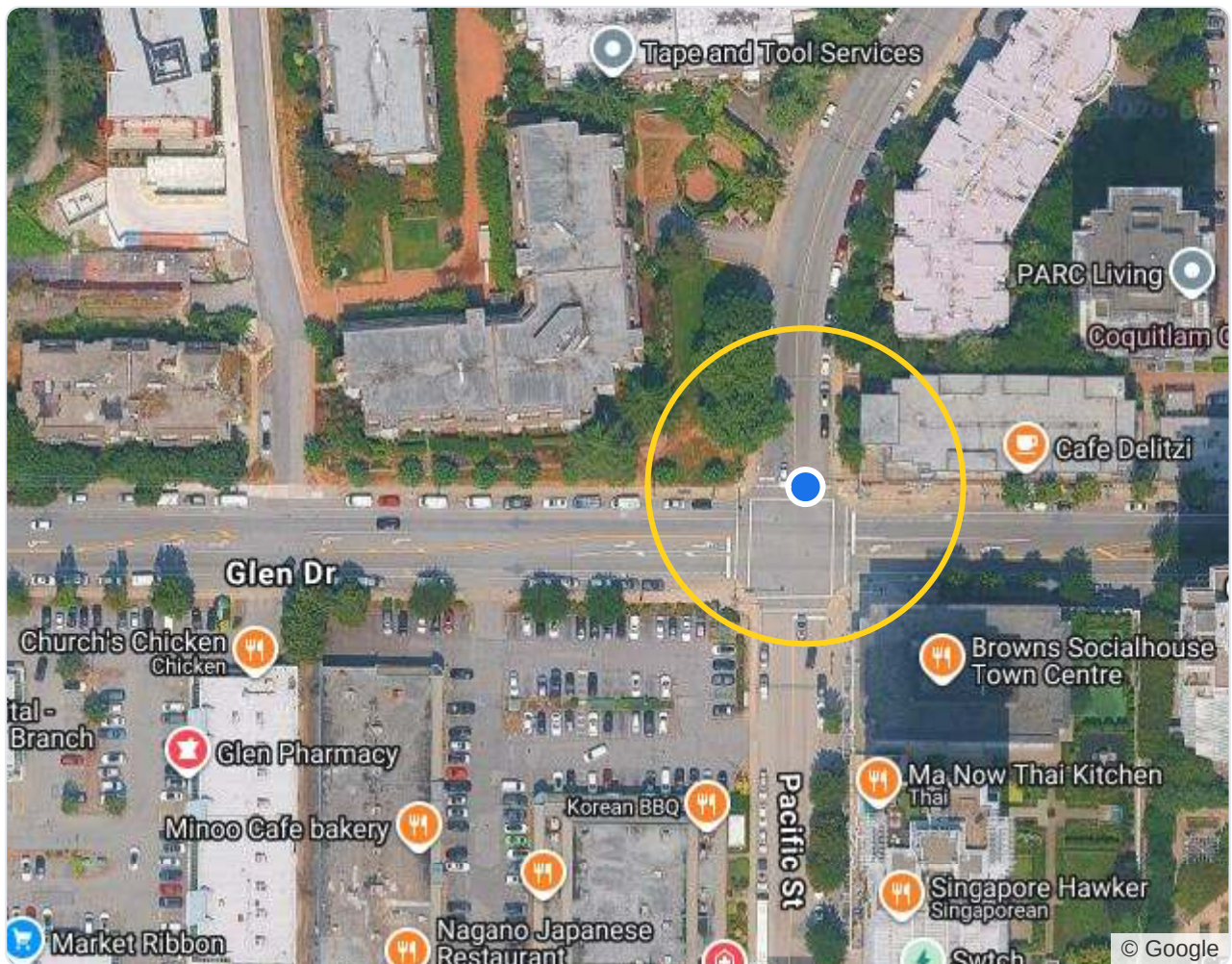
Amenities & Features

- | | |
|--------------------|---------------|
| ✓ Club House | ✓ Elevator |
| ✓ Exercise Centre | ✓ Guest Suite |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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