

BUILDING BROCHURE

TATTON - 1245 HOLTBY BUILDING

1245 Holtby St. · Coquitlam, BC V3B 0E6 · Burke Mountain







1 FOR SALE
FROM \$938,800



Unit Mix

3 Bedroom

12 units
1,387 – 2,289 sf
from \$832,000

4 Bedroom

2 units
1,816 – 1,816 sf
from \$1,229,000

For Sale in Tatton - 1245 Holtby Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$938,800	3 / 3	1429 sf	\$657	15 1245 HOLTBY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,247,500	3 / 3ba	2289 sf	\$545	2025-06-18
\$1,257,000	3 / 3ba	2075 sf	\$606	2025-03-04
\$1,200,000	3 / 3ba	1825 sf	\$658	2025-02-19
\$1,235,000	3 / 3ba	1757 sf	\$703	2024-10-20

Value & Financing

Price Positioning

\$657 /sq ft

Active listings here average **\$657/sf** vs **\$682/sf** across Burke Mountain.

4% below area average

Mortgage Snapshot

\$4,496 /mo

Entry price (from)	\$938,800
20% down payment	\$187,760
Rate / amortization	5.24% · 25 yr

YEAR BUILT 2010	SUITES 34	CONSTRUCTION Frame - Wood	EXTERIOR Vinyl
TITLE TO LAND Freehold Strata	STRATA PLAN BCS3714	DEVELOPER Mosaic Homes	ARCHITECT Ramsay Worden Architects Ltd.
MANAGEMENT Profile Properties Ltd.			

Overview

Tatton - 1245 Holtby Street, Coquitlam, BC V3B 0E6, BCP37085 - located in Burke Mountain area of Coquitlam, near the crossroads Holtby Street and Darwin Avenue. Tatton is steps from Leigh Elementary, Victoria Park, Tri-City Family Place and PoCo Trail. Irvine Elementary, Learn & Play Preschool, Town Centre Skatepark, Blackburn Elementary and Blackburn Park are within minutes from the complex. Tatton Has an easy access to the Lougheed Hwy and Trans-Canada Hwy1. Award winning MOSAIC Homes quality built Tatton in 2010. This three-level building has a frame-wood construction and mixed exterior finishing. Tatton features spacious home plans that range from 2,783 to 2,791 square feet in interior living space. Georgian architecture, Stained cedar shingle, brick and fieldstone exteriors as well as Edwardian and Westcoast landscaping themes are some exterior features of this development. The ground floors of these rowhomes and single family homes are very wide and provides amazing views of the park and mountains. Most homes offer open living areas with 9' ceilings, large backyards, detached two car garage, massive windows allow for lots of natural light, spacious deck off the kitchen, granite counters, shaker wood cabinets, porcelain tiles in entry and all bathrooms.

Other buildings in complex include, 1225 Holtby, 1231, 1237, 1240, 1245 and 1248 Holtby Street. 1239 Soball, 1237 and 1169 Soball. 2437 Wilkie, 3445 Wilkie and 3459 Wilkie.

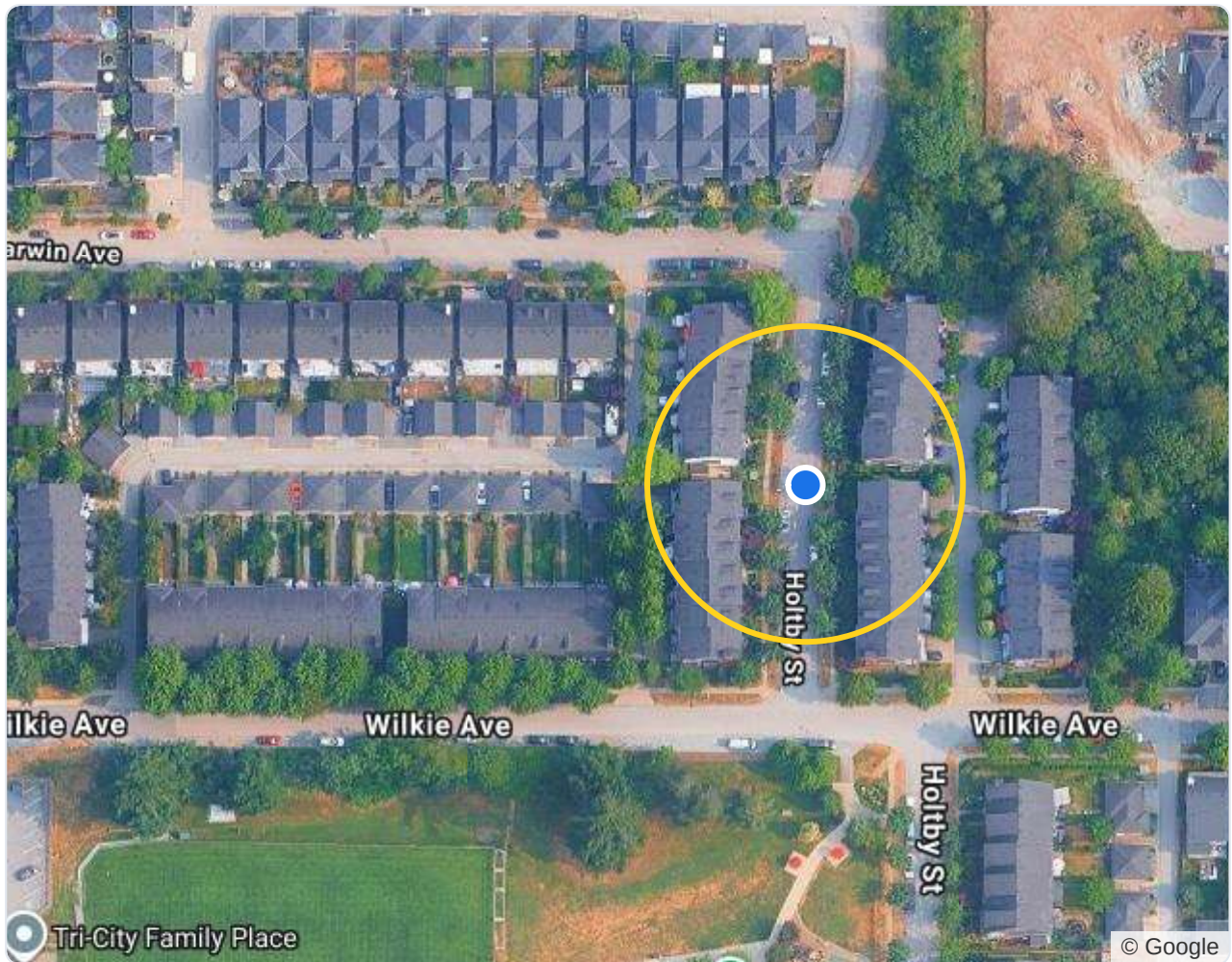
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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