

BUILDING BROCHURE

TYNERIDGE NORTH - 1305 SOBALL BUILDING

1305 Soball St. · Coquitlam, BC V3E 0E8 · Burke Mountain



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2 FOR SALE
FROM \$899,900

2 SOLD · 12 MO
\$977,500-\$1,040,000


12-MO SOLD TREND
-2.3

Unit Mix

3 Bedroom

35 units
1,214 – 1,506 sf
from \$720,000

4 Bedroom

3 units
2,279 – 2,335 sf
from \$1,265,800

For Sale in Tyneridge North - 1305 Soball Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$968,880	3 / 3	1381 sf	\$702	34 1305 SOBALL STREET
\$899,900	3 / 3	1300 sf	\$692	34 1305 SOBALL STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,040,000	3 / 3ba	1440 sf	\$722	2026-04-26
\$977,500	3 / 3ba	1465 sf	\$667	2026-03-20
\$1,265,800	4 / 4ba	2279 sf	\$555	2025-08-21
\$830,000	3 / 2ba	1214 sf	\$684	2025-02-25

Value & Financing

Price Positioning

\$697 /sq ft

Active listings here average **\$697/sf** vs **\$693/sf** across Burke Mountain.

In line with the area

Mortgage Snapshot

\$4,310 /mo

Entry price (from) **\$899,900**

20% down payment **\$179,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 3	SUITES 85	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4033	

Overview

Welcome to Tyneridge North. Tyneridge North is a 85-home strata residence located at 1305 Soball Street in Coquitlam, in the Burke Mountain neighbourhood. Completed in 2010, it is registered under Strata Plan BCS4033 and held as Freehold Strata. It sits near the intersection of Soball Street & David Avenue.

Residents enjoy an array of amenities including in-suite laundry, grge/double tandem parking and baseboard / electric heating.

Set in Burke Mountain, Coquitlam, Tyneridge North offers a convenient, connected lifestyle. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

Amenities & Features

✓ In Suite Laundry

Maintenance Fees Include

✓ Management

✓ Snow Removal

Location



Les Twarog

RE/MAX Crest Realty • BC Condos & Homes Team

604-671-7000 • les@6717000.com • bccondos.net



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