

BUILDING BROCHURE

PLACE MALLARD

1328 Brunette Ave. · Coquitlam, BC V3K 6K1 · Maillardville



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1 FOR SALE
FROM \$699,000

12-MO SOLD TREND
35.2

Unit Mix

2 Bedroom

10 units
1,158 – 1,446 sf
from \$598,500

For Sale in Place Mallard & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	1370 sf	\$510	9 1328 BRUNETTE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$809,000	2 / 2ba	1370 sf	\$591	2023-09-12
\$800,000	2 / 3ba	1446 sf	\$553	2023-07-15
\$820,000	2 / 2ba	1220 sf	\$672	2022-07-13
\$786,500	2 / 3ba	1446 sf	\$544	2022-05-30

Value & Financing

Price Positioning

\$510 /sq ft

Active listings here average **\$510/sf** vs **\$718/sf** across Maillardville.

29% below area average

Mortgage Snapshot

\$3,348 /mo

Entry price (from) **\$699,000**

20% down payment **\$139,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1988	SUITES 20	CONSTRUCTION Frame - Wood	EXTERIOR Mixed
TITLE TO LAND Freehold		STRATA PLAN NWS2703	

Overview

Place Mallard 1328 Brunette Avenue, Coquitlam, BC V3K 6K1, NWS2703 Nestled in the excellent Maillardville location close to all amenities including Silver City Coquitlam Cinemas, golf course,

fitness center, church, community center, tons of amazing restaurants, pubs and entertainment. This is also a great location for families with kids with schools and parks nearby. Enjoy having fantastic shops such as Canadian Tire, Ikea Canada, Superstore, Toys R Us, Staples Business Depot and Bed Bath & Beyond just minutes away from your doorstep. This location is also convenient for drivers and commuters with easy access to public transportation, Highway #1 and Burnaby border. Completed in 1988, Place Mallard is a well kept 20 unit complex that has been upgraded with a new roof. This wheelchair accessible complex features an open floor plan, in-suite laundry, fireplace, tons of storage space and an attached parking garage. The skylight in the hallway and many windows brighten up the rooms while the crown mouldings throughout the house and around the windows give it warm and cozy touch. The kitchen offers an eating area, sleek stainless steel appliances and plenty of cupboard space. Enjoy a relaxing day with a hot cup of coffee in your private balcony and delicious barbecues in your spacious yard. This is absolutely a great complex and neighborhood for you and your family to grow in!

Amenities & Features

✓ None

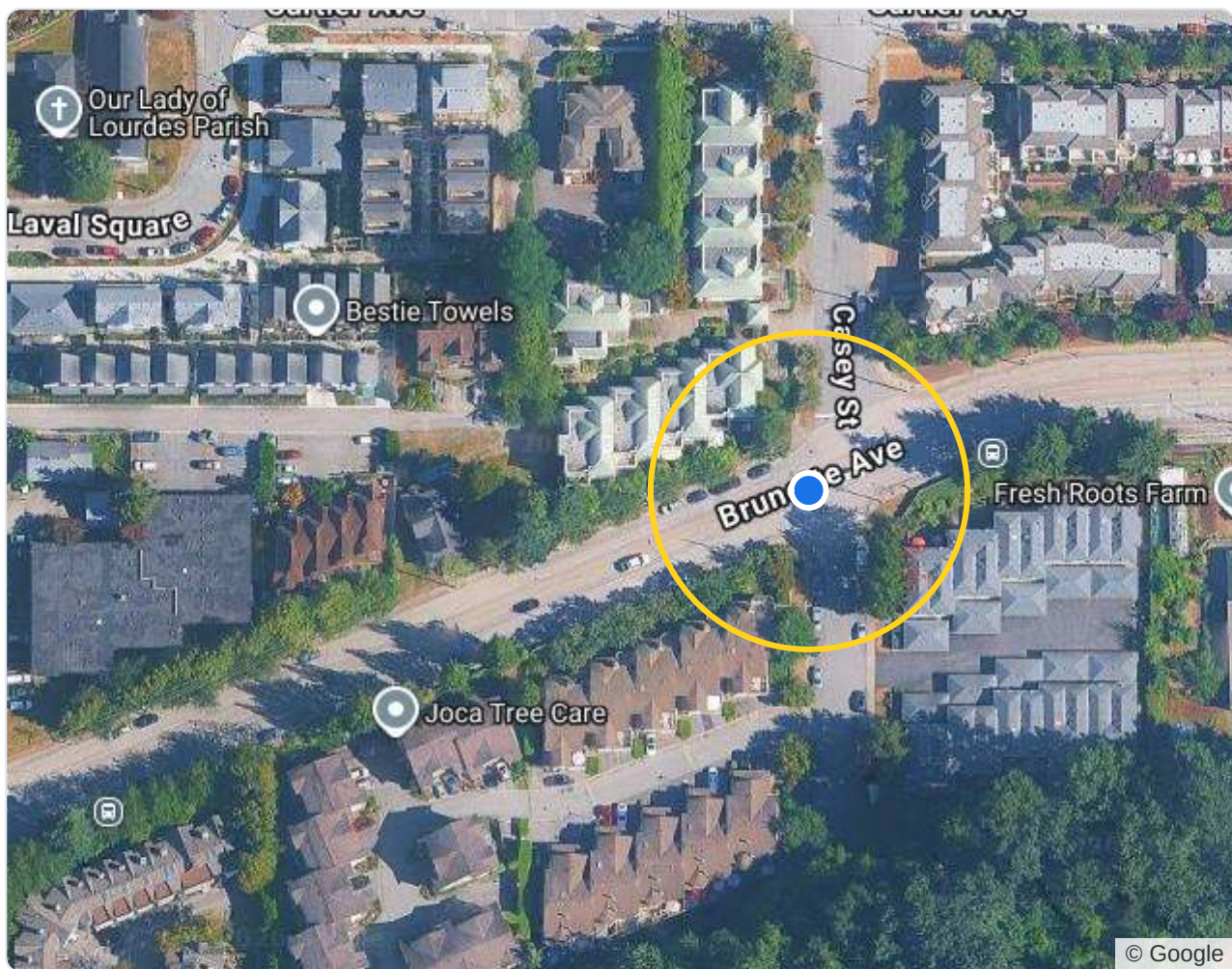
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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