

BUILDING BROCHURE

CHATEAU LAVAL - 1383 BRUNETTE BUILDING

1383 Brunette Ave. · Coquitlam, BC V3K 6Y4 · Maillardville



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1 FOR SALE
FROM \$699,000

1 SOLD · 12 MO
\$660,000-\$660,000


12-MO SOLD TREND
41.9

Unit Mix

2 Bedroom

15 units
1,026 – 1,360 sf
from \$465,000

For Sale in Chateau Laval - 1383 Brunette Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 3	1269 sf	\$551	24 270 CASEY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$660,000	2 / 3ba	1297 sf	\$509	2025-11-25
\$682,000	2 / 3ba	1360 sf	\$501	2025-07-30
\$712,500	2 / 3ba	1201 sf	\$593	2025-05-10
\$735,000	2 / 3ba	1189 sf	\$618	2024-03-07

Value & Financing

Price Positioning

\$551 /sq ft

Active listings here average \$551/sf vs \$718/sf across Maillardville.

23% 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 1994	LEVELS 2	SUITES 29	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1355	

Overview

Chateau Laval - 1383 Brunette Avenue, Coquitlam, BC V3K 1G6, Canada. Strata Plan LMS1355. Situated in the historic Maillardville area, this great location is close to schools, parks, Place

Maillardville Community Center, fitness center, Canadian Tire, Ikea Canada, Silver City Coquitlam Cinemas, tons of fantastic restaurants and pubs, entertainment, recreation facilities and other services. This is also perfect for drivers and commuter with easy access to the highway and public transportation. Chateau Laval is a 29 unit complex with 12 units at 1383 Brunette Avenue, 12 units at 27 Casey Street and 5 units at 250 Casey Street completed in 1994. This well maintained building has been upgraded with a new roof and rain screen technology. It features a beautiful inner courtyard, great layout with many windows for additional natural lights, cozy fireplace for those cold winter nights, in-suite laundry, plenty of storage space and secured underground parking. Enjoy relaxing sunny days and lovely sunsets from your private balcony. You can definitely have delicious barbecues and get-togethers in your spacious fenced patio. This is a quiet and safe neighborhood for you and your family to grow in. Live here today!

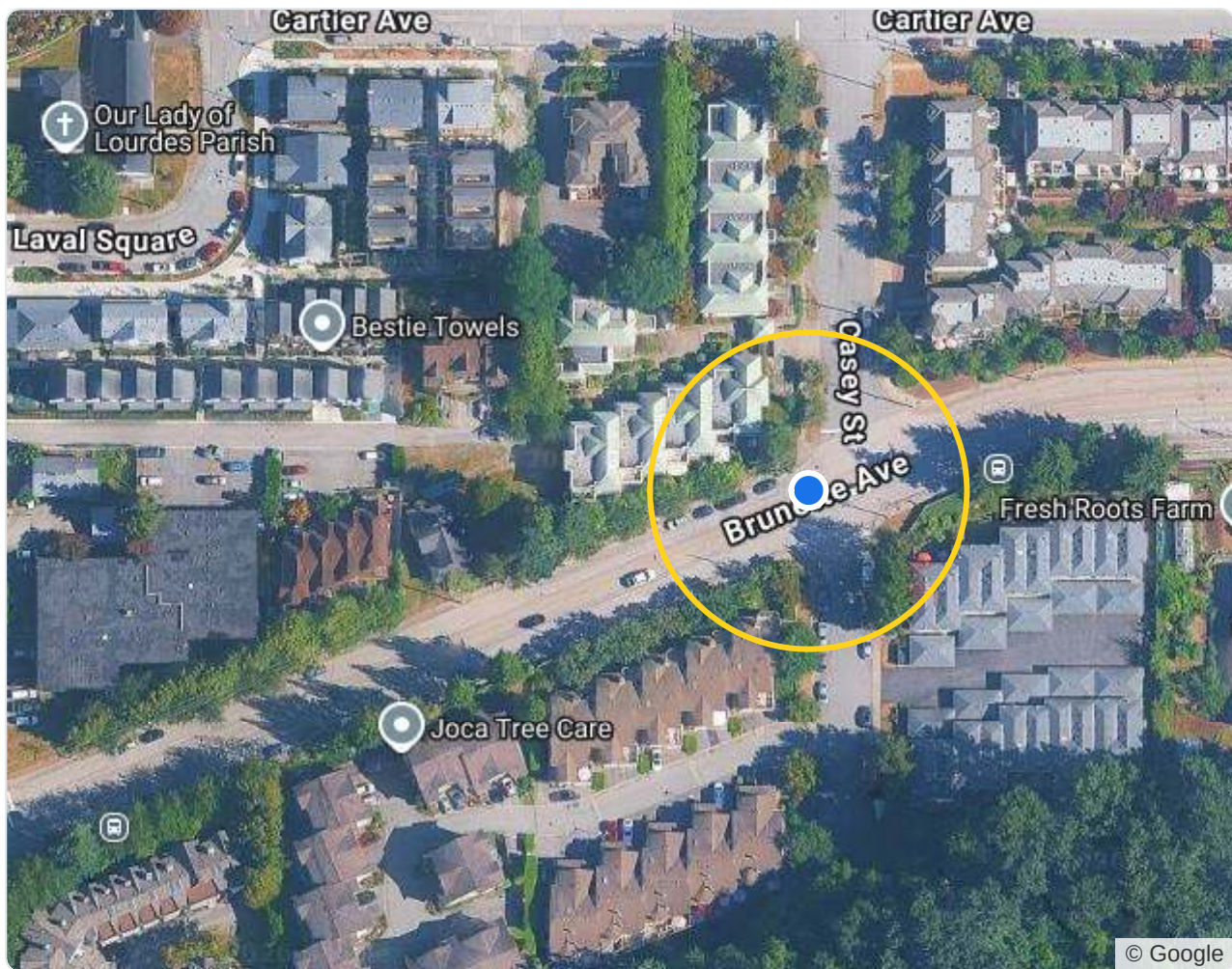
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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