

BUILDING BROCHURE

LA GALERIE - 1413 BRUNETTE BUILDING

1413 Brunette Ave. · Coquitlam, BC V3K 1G7 · Maillardville



Scan to view online



1 FOR SALE
FROM \$445,000

2 SOLD · 12 MO
\$425,000-\$676,000



Unit Mix

1 Bedroom

6 units
695 – 723 sf
from \$425,000

2 Bedroom

8 units
763 – 1,122 sf
from \$430,200

3 Bedroom

2 units
1,245 – 1,266 sf
from \$698,000

For Sale in La Galerie - 1413 Brunette Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$445,000	1 / 1	710 sf	\$627	123 253 CASEY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$425,000	1 / 1ba	699 sf	\$608	2026-07-20
\$676,000	2 / 2ba	1087 sf	\$622	2026-03-11
\$548,800	2 / 1ba	777 sf	\$706	2024-11-02
\$502,000	1 / 1ba	695 sf	\$722	2024-04-08

Value & Financing

Price Positioning

\$627 /sq ft

Active listings here average **\$627/sf** vs **\$709/sf** across Maillardville.

12% below area average

Mortgage Snapshot

\$2,131 /mo

Entry price (from) **\$445,000**

20% down payment **\$89,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 3	SUITES 55	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3217	MANAGEMENT Century 21 Prudential Estates (rmd) Ltd.

Overview

La Galerie - 1413 Brunette Avenue, Coquitlam, BC V3K 1G7, LMS3217 - Located on Brunette Avenue and Casey Street in the popular Maillardville area of Coquitlam, close to Skytrain and Lougheed Mall shopping, Coquitlam Poirier Community Centre, Coquitlam Public Library, etc. The notable landmarks around La Galerie are Rochester Park, Como Creek Park and Mackin Park. Direct access to Highway 1 and other major routs allows for an easy commute to surrounding destinations including Burnaby, Vancouver and New Westminster.

La Galerie is close to Millside Elementary, Rochester Elementary, Maillard Middle and Centennial Secondary Schools, Hi and Bye Daycare, Precious Minds Montessori School, Place Des Arts and wide variety of restaurants including Big River Restaurant, Cactus Club Caf  , Skewers Mediterranean Grill and many others.

La Galerie complex comprises of four buildings at 1408 Cartier Avenue, 253 Casey Street, 1413 Brunette Avenue, 1423 Brunette Avenue and consists of 55 units. La Galerie on 1413 Brunette Avenue is a three level complex built in 1998. Its units featuring functional floor plan, gas fireplace, in-suite laundry, patio and large deck. Complex amenities include storage locker, gated underground parking, exercise centre and club house. Maintenance fees include caretaker, garbage pickup, gardening, gas, hot water, snow removal and management. Don't miss your opportunity to own this amazing home.

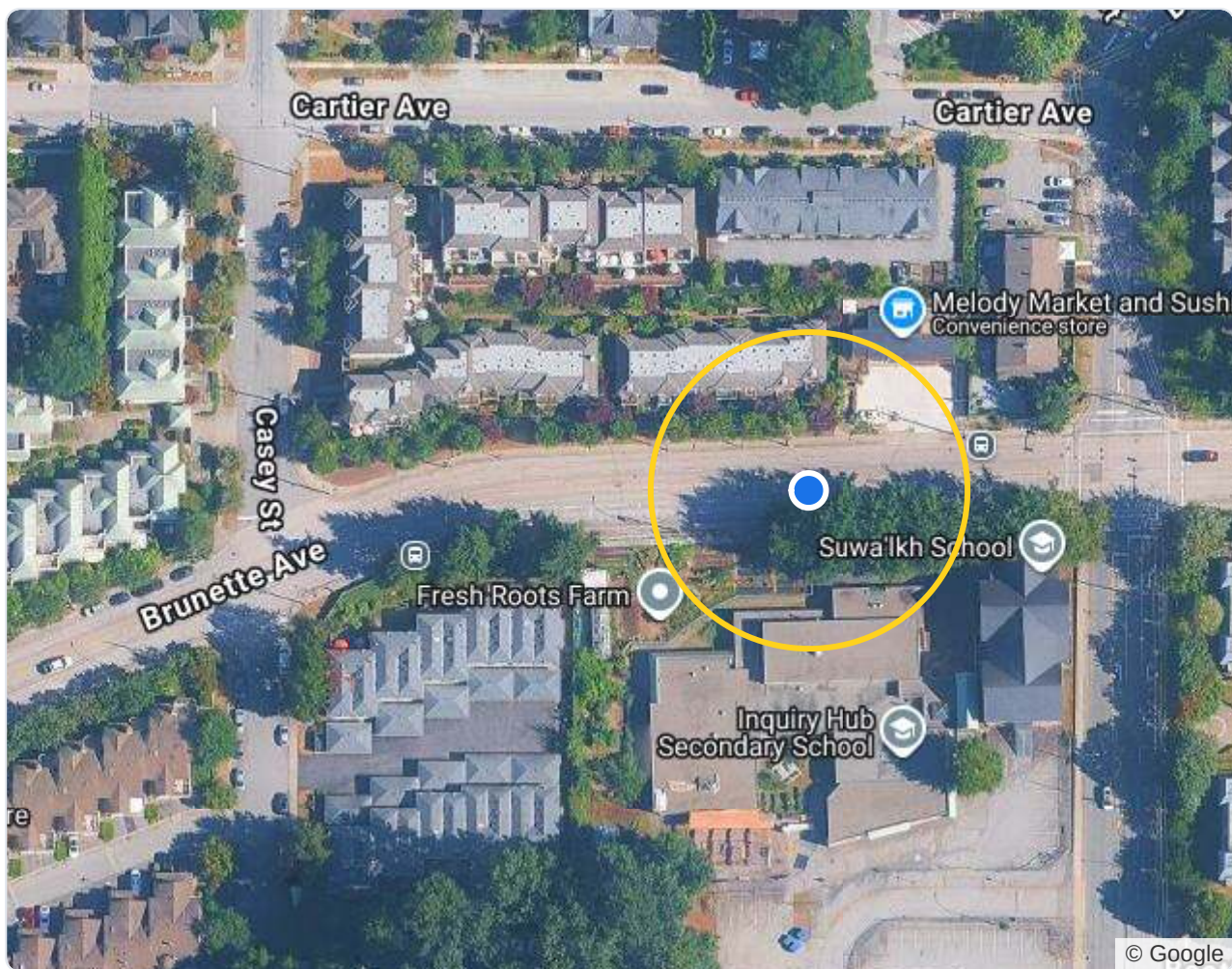
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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