

BUILDING BROCHURE

COHO CHAPTER II

19572 Fraser Way · Pitt Meadows, BC V3Y 0A9 · South Meadows



Scan to view online



1 FOR SALE
FROM \$799,000

8 SOLD · 12 MO
\$699,000–\$799,000

12-MO SOLD TREND
-10.4

Unit Mix

2 Bedroom

35 units
1,193 – 1,588 sf
from \$569,000

3 Bedroom

13 units
1,361 – 1,749 sf
from \$558,000

For Sale in Coho Chapter II & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$799,000	3 / 2	1749 sf	\$457	58 19572 FRASER WAY

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$699,000	3 / 2ba	1527 sf	\$458	2026-07-12
\$709,000	2 / 2ba	1535 sf	\$462	2026-06-03
\$707,000	2 / 2ba	1193 sf	\$593	2026-05-05
\$710,000	2 / 2ba	1501 sf	\$473	2026-04-23

Value & Financing

Price Positioning

\$457 /sq ft

Active listings here average **\$457/sf** vs **\$614/sf** across South Meadows.

26% below area average

Mortgage Snapshot

\$3,827 /mo

Entry price (from) **\$799,000**

20% down payment **\$159,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2007	LEVELS 3	SUITES 87	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2455	DEVELOPER Mosaic Homes
ARCHITECT Ekistics	MANAGEMENT Bayside Property Services Ltd.		

Overview

Coho Chapter II - 19572 Fraser Way, Pitt Meadows, BC V3Y 2W6, BCS2455 - Located on Fraser Way and Bay Mill Road in the south Meadows subarea of Pitt Meadows, in the waterfront village of Osprey. Minutes to Golden Ears Bridge, West Coast Express, Meadow Gardens Golf Club and giant Meadow Ridge Shopping Mall. Close to Big Sports Arena, Pitt Meadows Athletic Park, Ice Rink, South Bonson Community Center and bike and walking trails. Easy access to Lougheed Highway and other major routes allows for an easy commute to surrounding destinations including Downtown Vancouver. Schools nearby include Pitt Meadows Secondary, Davie Jones Elementary and Puddle D Children's Centre. Some excellent restaurants in the area include Curry Kathy, Stomping Grounds Coffee House, Sugar Cube Cafe and many others.

Coho Chapter II is a three level Georgian style row homes and houses built in 2007. This luxury Mosaic development consists of 87 units featuring real brick exterior, spacious floor plan, 9 ft ceilings, electric fireplace and in-suite laundry, sundeck and fenced yard. The extra-large garage gives you lots of storage space and there's extra parking in front of garage. Complex amenities include security system and playground. Maintenance fees include gardening and management.

Amenities & Features

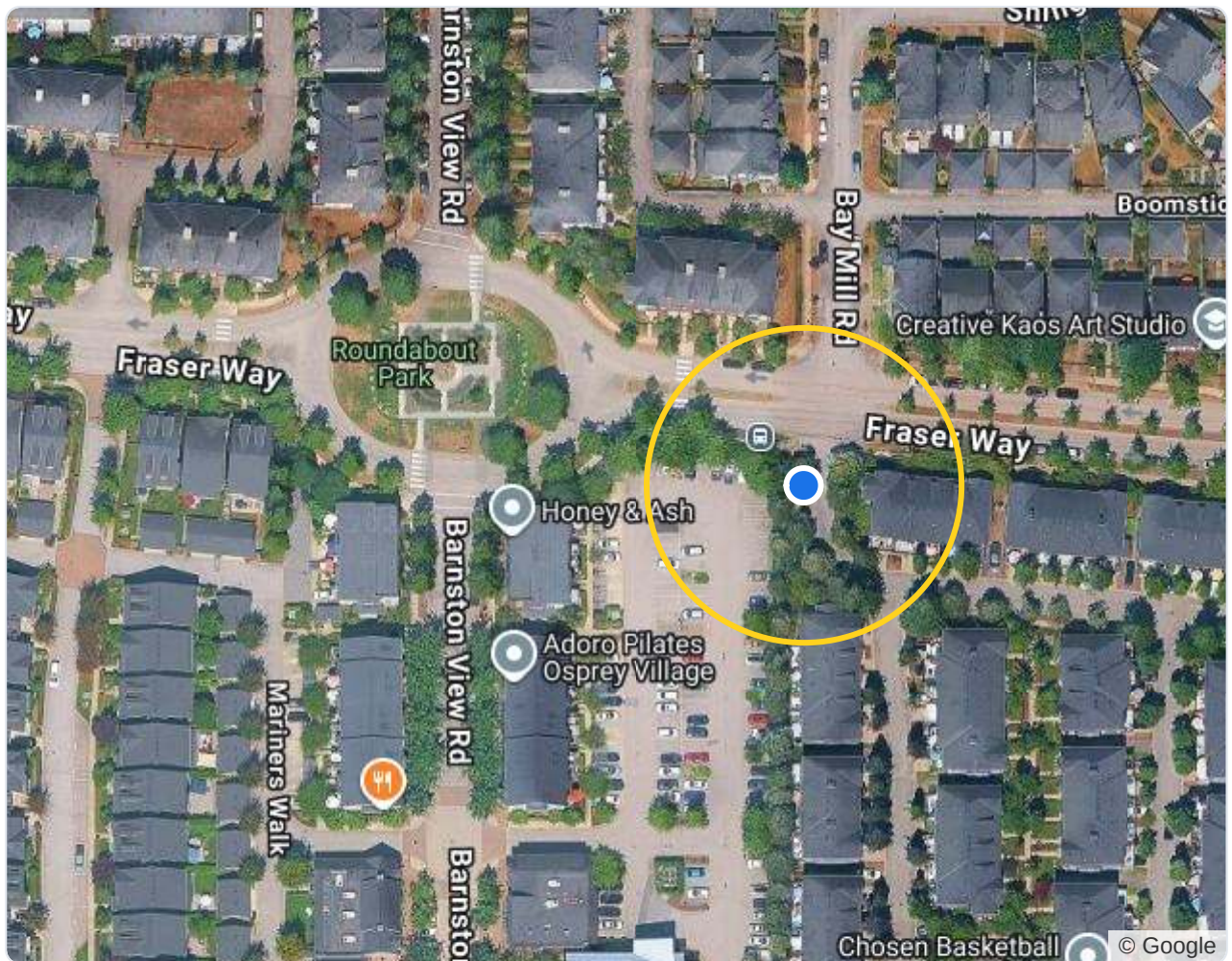
✓ None

Maintenance Fees Include

✓ Gardening

✓ Management

Location



Les Twarog

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