

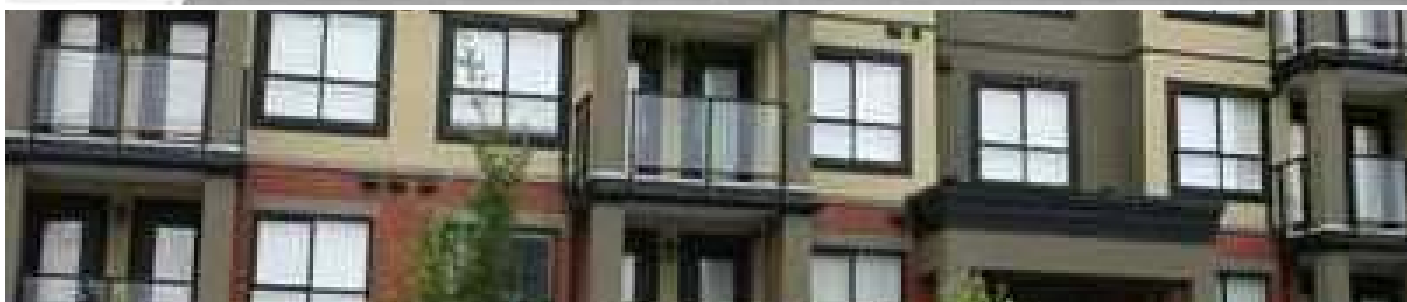
BUILDING BROCHURE

SIGNATURE AT SHAUGHNESSY

2191 Shaughnessy St. · Port Coquitlam, BC V3C 3C7 · Central Pt Coquitlam



Scan to view online



4 FOR SALE
FROM \$509,900

12-MO SOLD TREND
-23.4

Unit Mix

1 Bedroom

4 units
620 – 676 sf
from \$487,500

2 Bedroom

5 units
993 – 1,043 sf
from \$644,900

For Sale in Signature at Shaughnessy & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$659,000	2 / 2	995 sf	\$662	503 2191 SHAUGHNESSY STREET
\$649,900	2 / 2	1005 sf	\$647	306 2191 SHAUGHNESSY STREET
\$649,000	2 / 2	1043 sf	\$622	502 2191 SHAUGHNESSY STREET
\$509,900	1 / 1	675 sf	\$755	103 2191 SHAUGHNESSY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$500,000	1 / 1ba	676 sf	\$740	2024-01-05
\$505,000	1 / 1ba	676 sf	\$747	2023-08-12
\$644,900	2 / 2ba	1004 sf	\$642	2023-07-30
\$487,500	1 / 1ba	620 sf	\$786	2023-07-16

Value & Financing

Price Positioning

\$672 /sq ft

Active listings here average **\$672/sf** vs **\$708/sf** across Central Pt Coquitlam.

5% below area average

Mortgage Snapshot

\$2,442 /mo

Entry price (from) **\$509,900**

20% down payment **\$101,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2011	LEVELS 4	SUITES 18	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN BCS4206	

Overview

Signature at Shaughnessy - 2191 Shaughnessy Street, Port Coquitlam V3C 3C7, LMS1983 - located in Central Port Coquitlam, walking distance to grocery stores, food marts, convenience stores, pubs, banks, coffee shops, parks, recreation, Lougheed Highway, West Coast Express and bus routes. Some excellent restaurants in the area include Eclipse Bar & Grill, Matteos Gelato & Bistro, San Remo Restaurant, Treehouse Bar & Grill, Pizza Hit, Hiro Sushi and Naomi Sushi. Easy access to the Mary Hill Bypass for a quick commute to surrounding cities. Central Elementary is across the road and Riverside Secondary school a short stroll away. Developed by North America Homes.

Built in 2011, The Signature consists of 18 stylish contemporary homes featuring functional layouts, engineered flooring, gourmet kitchens, in-suite laundries, balconies, storage and secure parking. Building amenities include bike room and storage lockers . Maintenance fees cover caretaker, garbage pick-up, gardening, hot water, management and snow removal.

The Signature - quality craftsmanship, walking distance to amenities, close to parks and nature trails - make it yours today!

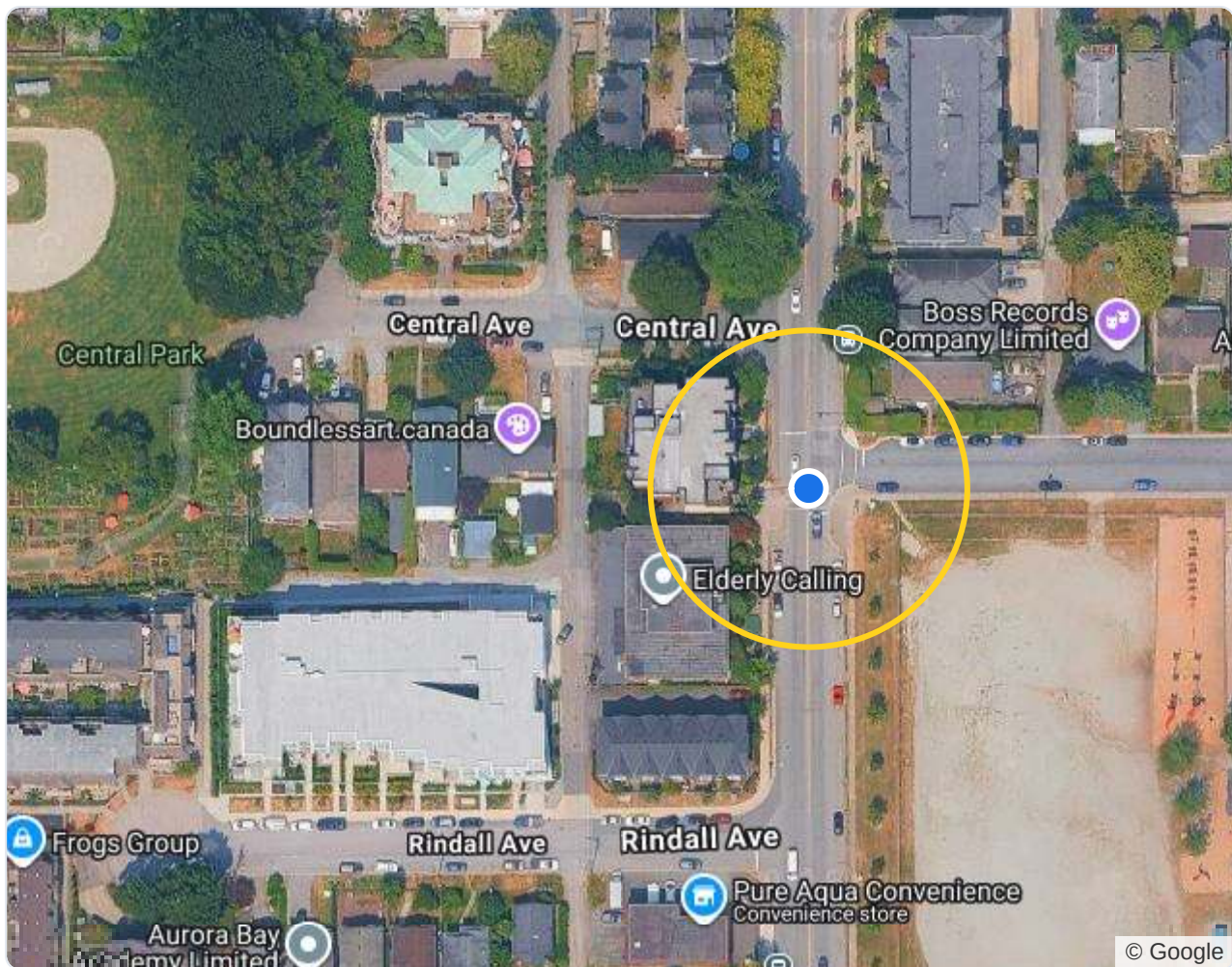
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|--------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Hot Water |
| ✓ Management | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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