

BUILDING BROCHURE

SAGEWOOD - 2268 WELCHER BUILDING

2268 Welcher Ave. · Port Coquitlam, BC V3C 1X4 · Central Pt Coquitlam



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Unit Mix

1 Bedroom

5 units

675 – 764 sf

from \$369,000

2 Bedroom

4 units

809 – 925 sf

from \$437,900

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	1 / 1ba	764 sf	\$661	2025-05-10
\$468,000	1 / 1ba	712 sf	\$657	2023-06-28
\$538,000	1 / 1ba	675 sf	\$797	2022-04-05
\$615,000	2 / 2ba	900 sf	\$683	2022-03-28

YEAR BUILT 1996	LEVELS 4	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata		STRATA PLAN LMS2449

Overview

Sagewood - 2268 Welcher Avenue, Port Coquitlam, BC V3C 1X4, Canada. Strata Plan LMS2449 - located in Central Port Coquitlam, at the crossroads Welchair Avenue and Donald Street.

Sagewood situated on a quiet street, steps away from Port Coquitlam Terry Fox Library, Fraser River Regional Library, Port Coquitlam Bowl, Curves, City Hall, Sparta Greek Taverna, Waves Coffee, Starbucks Coffee, Dairy Queen and a lot of restaurants. Riverside Secondary, Central Elementary, Touchpoint Institute of Reflexology, SD No43 Pitt River Middle, Stage 1 Dance Centre, Twon Centre Skatepark, Port Coquitlam Trainbus, Aggie Park, Catholic Churches & Institutions, Terry Fox Secondary School, Blakeburn Elementary School and Blakeburn Park are close to the complex. The restaurants in the neighbourhood are A&W Restaurants, Inno Bakery, Hiro Sushi, Papa John's Pizza, Pajo's Fish & Chips, Persian Empire Cuisine, Megabite Pizza, Koi Japanese, Earls and Namaste Indian. Easy highway access makes this an ideal choice for commuters.

Sagewood was built in 1996 with a frame-wood construction and mixed exterior finishing. Having been rainscreened in late 2007, this 24-unit complex enjoys the peace of mind associated with having a 10 year warranty in place. This four-level building features wheelchair access, in-suite laundry, a storage and an underground parking. Most homes offer laminate floors, a gas fireplace and spacious bedrooms.

Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage
- ✓ Wheelchair Access

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Gardening
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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