

BUILDING BROCHURE

BARRINGTON PLACE

2340 Hawthorne Ave. · Port Coquitlam, BC V3C 1W9 · Central Pt Coquitlam



Scan to view online



3 FOR SALE
FROM \$435,000

12-MO SOLD TREND
22.4

Unit Mix

1 Bedroom

4 units
718 – 766 sf
from \$435,000

2 Bedroom

7 units
916 – 973 sf
from \$457,500

For Sale in Barrington Place & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$590,000	2 / 2	961 sf	\$614	404 2340 HAWTHORNE AVENUE
\$450,000	1 / 1	766 sf	\$587	308 2340 HAWTHORNE AVENUE
\$435,000	1 / 1	729 sf	\$597	305 2340 HAWTHORNE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$560,000	2 / 2ba	917 sf	\$611	2025-02-11
\$499,000	1 / 1ba	728 sf	\$685	2024-10-26
\$490,000	1 / 1ba	718 sf	\$682	2023-06-10
\$555,000	2 / 2ba	916 sf	\$606	2023-05-22

Value & Financing

Price Positioning

\$599 /sq ft

Active listings here average **\$599/sf** vs **\$713/sf** across Central Pt Coquitlam.

16% below area average

Mortgage Snapshot

\$2,083 /mo

Entry price (from) **\$435,000**

20% down payment **\$87,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1157	MANAGEMENT Profile Properties Ltd.

Overview

Barrington Place - 2340 Hawthorne Avenue, Port Coquitlam, BC V3C 1W9, LMS1157 - located in Central Port Coquitlam, near the crossroads Hawthorne Avenue and Shaughnessy Street. Barrington Place is within steps to all levels of schools including Central Elementary, Pitt River Middle and Riverside Secondary. With extremely easy access to Highway 1 and the Lougheed this makes Barrington Place an ideal choice for commuters and families alike. This complex is close to

Port Coquitlam Terry Fox Library, Fraser River Regional Library, Port Coquitlam Bowl, Curves, City Hall, Sparta Greek Taverna, Waves Coffee, Starbucks Coffee, Dairy Queen, Touchpoint Institute of Reflexology, 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. 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. Barrington Place was built in 1994 with a frame-wood construction and full rain screen. There are 36 units in development and in strata. Barrington Place is a four-level complex that features a storage locker, underground parking, in-suite laundry and cozy gas fireplaces. Most homes offer high ceilings, laminate floors, large windows, crown moldings, good size balcony and a patio on the main level.

Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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