

BUILDING BROCHURE

CENTRAL PARK VILLA

2345 Central Ave. · Port Coquitlam, BC V3C 1V9 · Central Pt Coquitlam



Scan to view online



1 FOR SALE
FROM \$529,000

3 SOLD · 12 MO
\$475,000–\$735,000


12-MO SOLD TREND
34.5

Unit Mix

1 Bedroom 6 units 764 – 821 sf from \$420,000	2 Bedroom 9 units 925 – 1,044 sf from \$447,500
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For Sale in Central Park Villa & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$529,000	2 / 2	979 sf	\$540	201 2345 CENTRAL AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$565,000	2 / 2ba	925 sf	\$611	2026-07-13
\$735,000	2 / 2ba	1044 sf	\$704	2025-12-03
\$475,000	1 / 1ba	811 sf	\$586	2025-09-03
\$643,000	2 / 2ba	931 sf	\$691	2024-10-30

Value & Financing

Price Positioning \$540 /sq ft Active listings here average \$540/sf vs \$709/sf across Central Pt Coquitlam. 24% below area average	Mortgage Snapshot \$2,534 /mo Entry price (from) \$529,000 20% down payment \$105,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1994	LEVELS 3	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1467	MANAGEMENT Profile Properties Ltd.

Overview

Central Park Villa - 2345 Central Avenue, Port Coquitlam V3C 1W1, LMS1467 - located in Central Port Coquitlam, walking distance to grocery stores, food marts, convenience stores, restaurants, banks, coffee shops and close to parks, recreation, West Coast Express and bus routes. Hazel Trembath and Kilmer Elementary schools are a short stroll away. Riverside Secondary school is within a quick busride.

Built in 1994, Central Park Villa offers 22 townhomes featuring bright spacious living areas, cosy fireplaces, generous kitchens, in-suite laundries, balconies, storage and secure parking. Building amenities include a club room, large rooftop deck and recreation room.

Central Park Villa - quiet family-oriented living - move to here today!

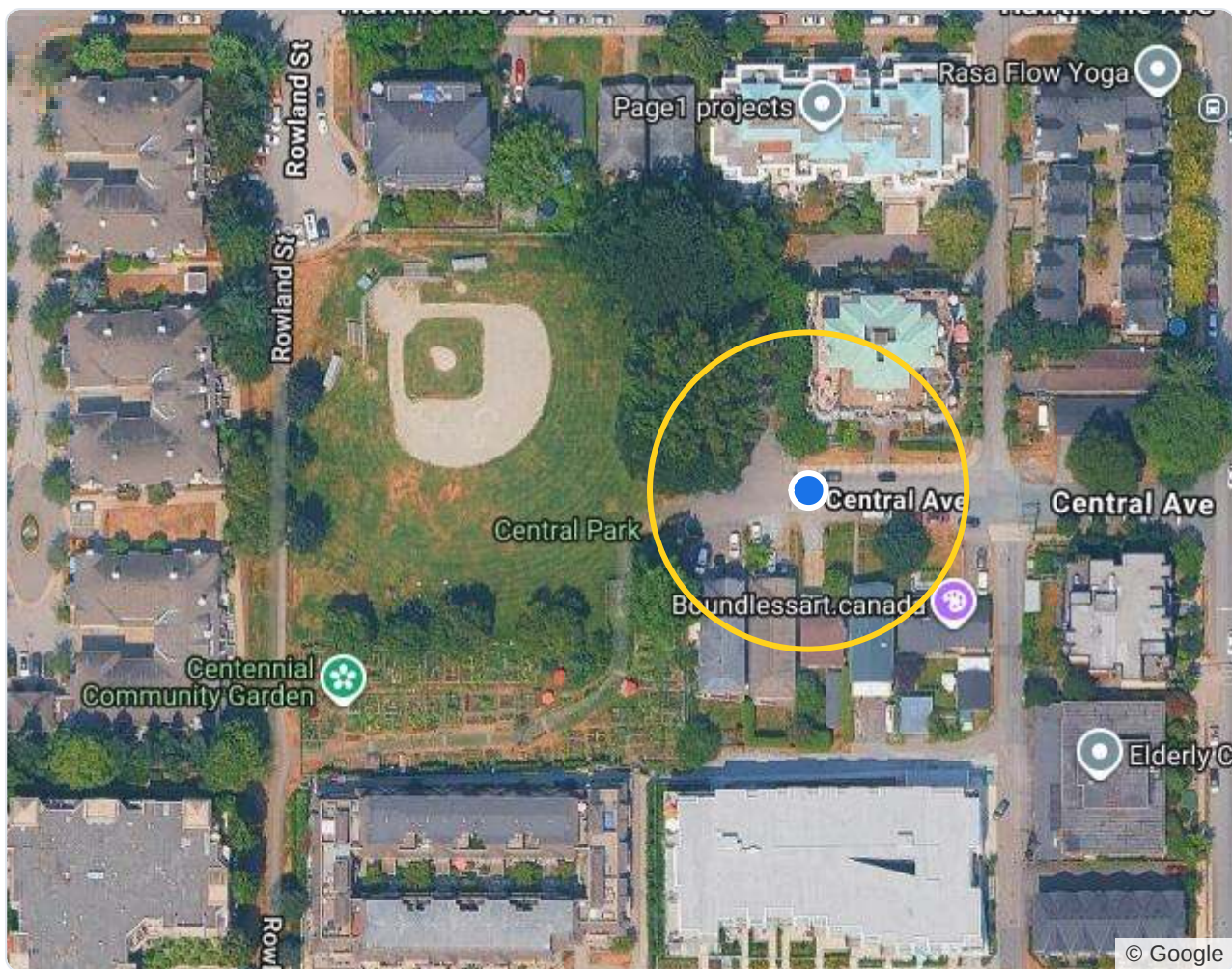
Amenities & Features

- | | |
|--------------------|------------|
| ✓ Club House | ✓ Elevator |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

Location



Les Twarog

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