

BUILDING BROCHURE

# STERLING CLASSIC

2435 Welcher Ave. · Port Coquitlam, BC V3C 1X8 · Central Pt Coquitlam



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**3** FOR SALE  
FROM \$470,000

**2** SOLD · 12 MO  
\$369,000–\$605,000



## Unit Mix

### 1 Bedroom

10 units  
630 – 943 sf  
**from \$335,000**

### 2 Bedroom

34 units  
794 – 1,002 sf  
**from \$392,500**

# For Sale in Sterling Classic & Complex

3 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS          |
|-----------|--------------|---------|-------|-------------------------|
| \$569,800 | 2 / 2        | 927 sf  | \$615 | 209 2437 WELCHER AVENUE |
| \$540,000 | 2 / 2        | 1002 sf | \$539 | 309 2435 WELCHER AVENUE |
| \$470,000 | 2 / 2        | 822 sf  | \$572 | 308 2435 WELCHER AVENUE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$369,000  | 1 / 1ba | 710 sf | \$520 | 2025-12-07 |
| \$605,000  | 2 / 2ba | 890 sf | \$680 | 2025-09-26 |
| \$549,000  | 2 / 2ba | 833 sf | \$659 | 2025-07-20 |
| \$460,000  | 1 / 1ba | 655 sf | \$702 | 2025-06-05 |

## Value & Financing

### Price Positioning

**\$575** /sq ft

Active listings here average **\$575/sf** vs **\$716/sf** across Central Pt Coquitlam.

20% below area average

### Mortgage Snapshot

**\$2,251** /mo

Entry price (from) **\$470,000**

20% down payment **\$94,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                     |
|---------------------------|-----------------------------------------|-------------------------------|-------------------------------------|
| YEAR BUILT<br><b>1995</b> | LEVELS<br><b>4</b>                      | SUITES<br><b>68</b>           | CONSTRUCTION<br><b>Frame - Wood</b> |
| EXTERIOR<br><b>Stucco</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS1591</b> |                                     |

## Overview

Stirling Classic - 2435 Welcher Avenue, Port Coquitlam, BC V3C 1X7, NWS155 - located in Central Port Coquitlam, at the crossroads Welcher Avenue and Rowland Street. Gates Park, trails and recreation at your doorstep. Stirling Classic is close to Central Elementary, Pitt River Middle, Riverside Secondary, 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. With extremely easy access to Highway 1 and the Lougheed Stirling Classic is an ideal choice for commuters and families alike. 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. Sterling Classic was built in 1994 with a frame-wood construction and stucco exterior finishing. This four-level building has full rain screen. There are 68 units in development and in strata. Stirling Classic is comprised of two buildings located at 2435 and 2437 Welcher Avenue. This complex features wheelchair access, in-suite laundry, a club house, a playground, a storage, an elevator and secure underground parking. Most homes offer laminate floors, a gas fireplace, high ceilings and a balcony.

## Amenities & Features

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- |            |                    |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

## Maintenance Fees Include

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



## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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