

BUILDING BROCHURE

ORCHARD VALLEY - 2445 KELLY BUILDING

2445 Kelly Ave. · Port Coquitlam, BC V3C 1Y3 · Central Pt Coquitlam



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2 FOR SALE
FROM \$420,000

12-MO SOLD TREND
60

Unit Mix

1 Bedroom 13 units 660 – 708 sf from \$232,500	2 Bedroom 22 units 870 – 915 sf from \$260,000	3 Bedroom 15 units 1,060 – 1,151 sf from \$346,000
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For Sale in Orchard Valley - 2445 Kelly Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$650,000	3 / 1	1096 sf	\$593	31 2441 KELLY AVENUE
\$420,000	2 / 1	880 sf	\$477	23 2444 WILSON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$560,000	3 / 1ba	1098 sf	\$510	2023-09-06
\$350,000	1 / 1ba	660 sf	\$530	2022-12-11
\$405,000	2 / 1ba	870 sf	\$466	2022-12-06
\$406,660	2 / 1ba	908 sf	\$448	2022-10-11

Value & Financing

Price Positioning \$535 /sq ft Active listings here average \$535/sf vs \$721/sf across Central Pt Coquitlam. 26% below area average	Mortgage Snapshot \$2,011 /mo Entry price (from) \$420,000 20% down payment \$84,000 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 1975	LEVELS 3	SUITES 180	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS155	MANAGEMENT Confidential

Overview

Orchard Valley - 2445 Kelly Avenue, Port Coquitlam, BC V3C 1Y3, NWS155 - located in Central Port Coquitlam, at the crossroads Kelly Avenue and Rowland Street. Orchard Valley 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, Orchard Valley 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. Orchard Valley was built in 1975 with a frame-wood construction and wood exterior finishing. There are 180 units in development and in strata. This three-level building offers great amenities that include a green house, a clubhouse, indoor swimming pool, a recreation centre, a sauna, a hot tub, shared laundry, balconies, in-suite storage and secure underground parking.

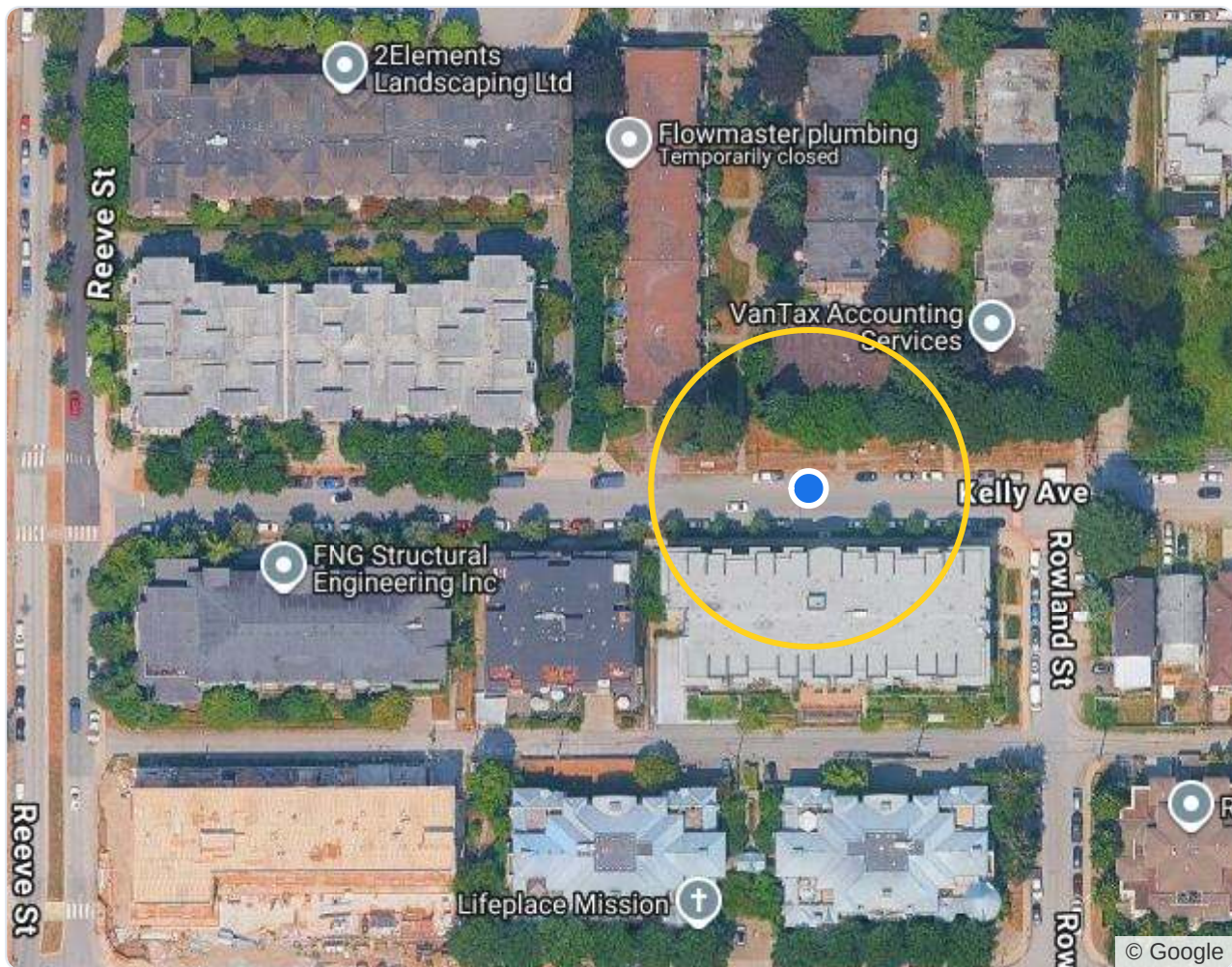
Amenities & Features

- | | |
|---------------------|------------------|
| ✓ Garden | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Shared Laundry |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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