

BUILDING BROCHURE

SOUTHSIDE ESTATES - 2452 LOBB BUILDING

2452 Lobb Ave. · Port Coquitlam, BC V3C 6G8 · Mary Hill



1 SOLD · 12 MO
\$860,000-\$860,000



Unit Mix

3 Bedroom 22 units 1,446 – 1,609 sf from \$645,000	4 Bedroom 3 units 1,529 – 1,570 sf from \$904,000
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Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$860,000	3 / 3ba	1550 sf	\$555	2026-04-14
\$930,000	3 / 3ba	1530 sf	\$608	2025-04-21
\$904,000	4 / 3ba	1557 sf	\$581	2025-04-20
\$950,000	3 / 3ba	1522 sf	\$624	2025-02-04

YEAR BUILT 1994	LEVELS 3	SUITES 82	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS885	

Overview

Southside Estates II - 2452 Lobb Avenue, Port Coquitlam, BC V3C 6G8, LMS885 - Located on Lobb Avenue in the popular Mary Hill area of Port Coquitlam - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The notable landmarks around Southside Estates are Riverside Trail, Colony Farm Regional Park, Reeve Street Park, Carnoustie Golf Club and Port Coquitlam Recreation Complex. Direct access to Lougheed Hwy and West Coast Express allows for an easy commute to surrounding destinations including Vancouver, Coquitlam and Pitt Meadows.

Southside Estates is close to Douglas College, Riverside Secondary, Central Elementary and Pitt River Middle Schools, Karalot Daycare, Little Rainbow House Preschool and wide variety of restaurants including Pajo's Fish and Chips, Wings Kitchen Restaurant and many others, just minutes to Oxford Market, Coquitlam Centre and Costco.

Southside Estates is a three level townhouse complex built in 1994. It consists of 82 town homes featuring large bay windows, built-in vacuum and security system, gas fireplace, in-suite laundry, balcony, garage and one open parking. Basement has a hobby or recreation room plus storage and access to fully fenced backyard. The family oriented complex has a small playground for your

young kids. Maintenance fees include garbage pickup, gardening and management. Don't miss your opportunity to own this amazing home.

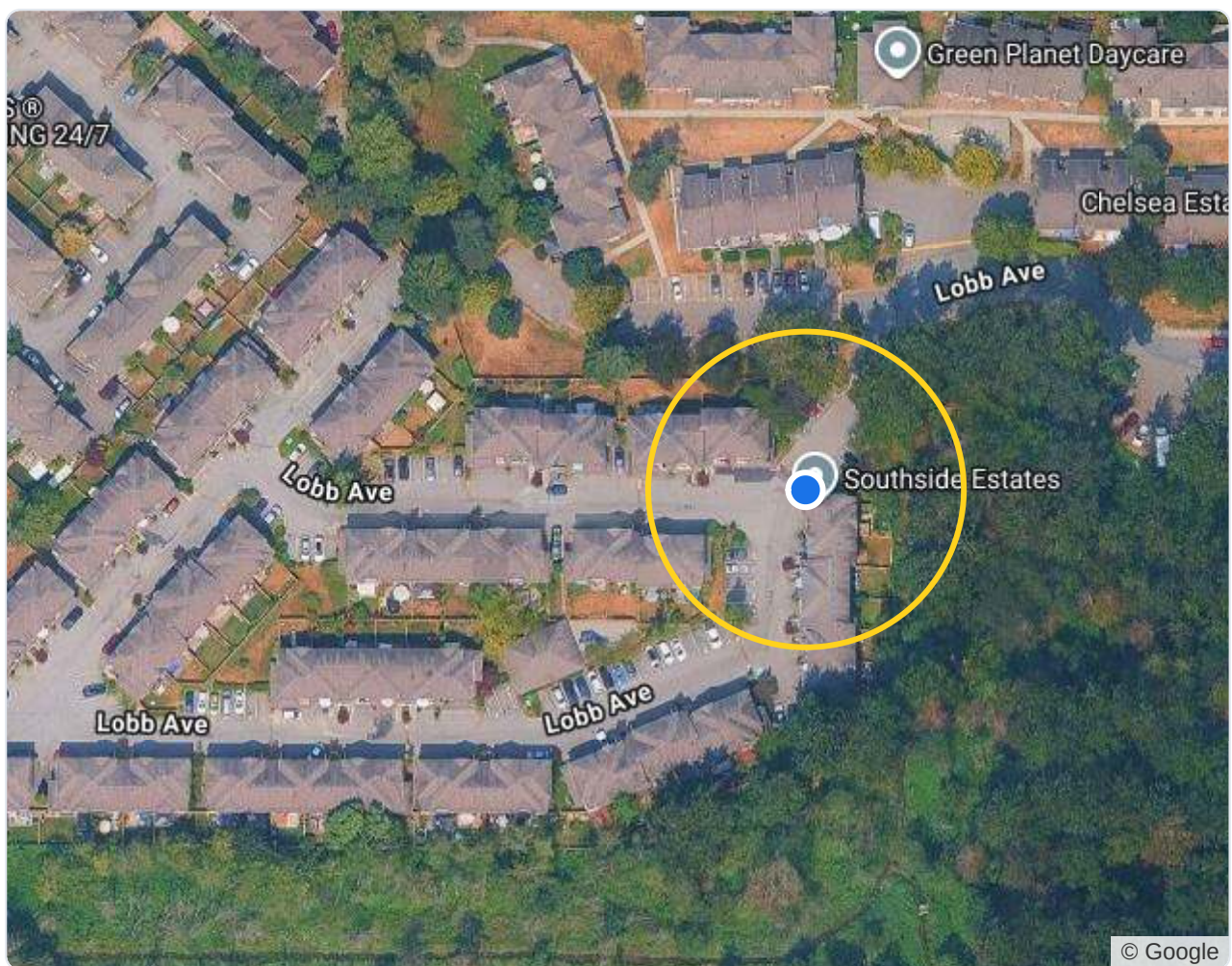
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



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