

VERDE

2484 Wilson Ave. · Port Coquitlam, BC V3C 0A5 · Central Pt Coquitlam



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2 FOR SALE
FROM \$539,000

1 SOLD · 12 MO
\$635,000–\$635,000



Unit Mix

1 Bedroom

17 units
691 – 778 sf
from \$448,000

2 Bedroom

26 units
952 – 1,083 sf
from \$518,500

For Sale in Verde & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$549,000	1 / 1	712 sf	\$771	416 2484 WILSON AVENUE
\$539,000	1 / 1	719 sf	\$750	409 2484 WILSON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$635,000	2 / 2ba	986 sf	\$644	2025-11-18
\$560,000	1 / 1ba	703 sf	\$797	2025-07-29
\$540,000	1 / 1ba	719 sf	\$751	2025-07-26
\$740,000	2 / 2ba	1082 sf	\$684	2025-05-29

Value & Financing

Price Positioning

\$760 /sq ft

Active listings here average **\$760/sf** vs **\$727/sf** across Central Pt Coquitlam.

5% above area average

Mortgage Snapshot

\$2,581 /mo

Entry price (from) **\$539,000**

20% down payment **\$107,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2008	LEVELS 4	SUITES 82	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN BCS2750	DEVELOPER Onni Group Of Companies

Overview

Verde - 2484 Wilson Avenue, Port Coquitlam V3C 0A5, BCS2750 - located in Central Port Coquitlam, across from Gates Park and walking distance to grocery stores, food marts, convenience stores, pubs, banks, coffee shops, parks, recreation, West Coast Express and bus routes. Easy access to the Mary Hill Bypass for a quick commute to surrounding cities. Some excellent restaurants in the area include Eclipse Bar & Grill, Matteos Gelato & Bistro, Omega Pizza & Wings, Hiro Sushi and Naomi Sushi. Also close to Coquitlam Centre Mall, Lougheed Highway,

Westwood Plaza and nature trails. Central Elementary and Riverside Secondary schools are located within a kilometre.

Verde was built in 2008 and consists of 82 contemporary homes featuring 9ft. ceilings, laminate flooring, stain-resistant carpeting, electric fireplaces, gourmet kitchens with granite countertops, stainless steel sinks with single chrome lever faucets; bathrooms with granite countertops and undermount sinks with polished chrome faucets, soaker tubs, glass enclosed showers and white shaker style cabinets and vanity mirrors; in-suite laundries, patios and balconies. For residents' peace of mind, homes have been fitted with sprinkler systems, secure mail room, wireless entry, entry phone system with security cameras, floor specific access and well-lit underground parking garage.

Building amenities include a media room, fully-equipped exercise room and social lounge with games room, fully equipped kitchen and fireplace. Maintenance fee includes caretaker, garbage pick-up, gardening, hot water, management and recreation facility.

Verde - urban, quiet, safe, close to work and play - move here today!

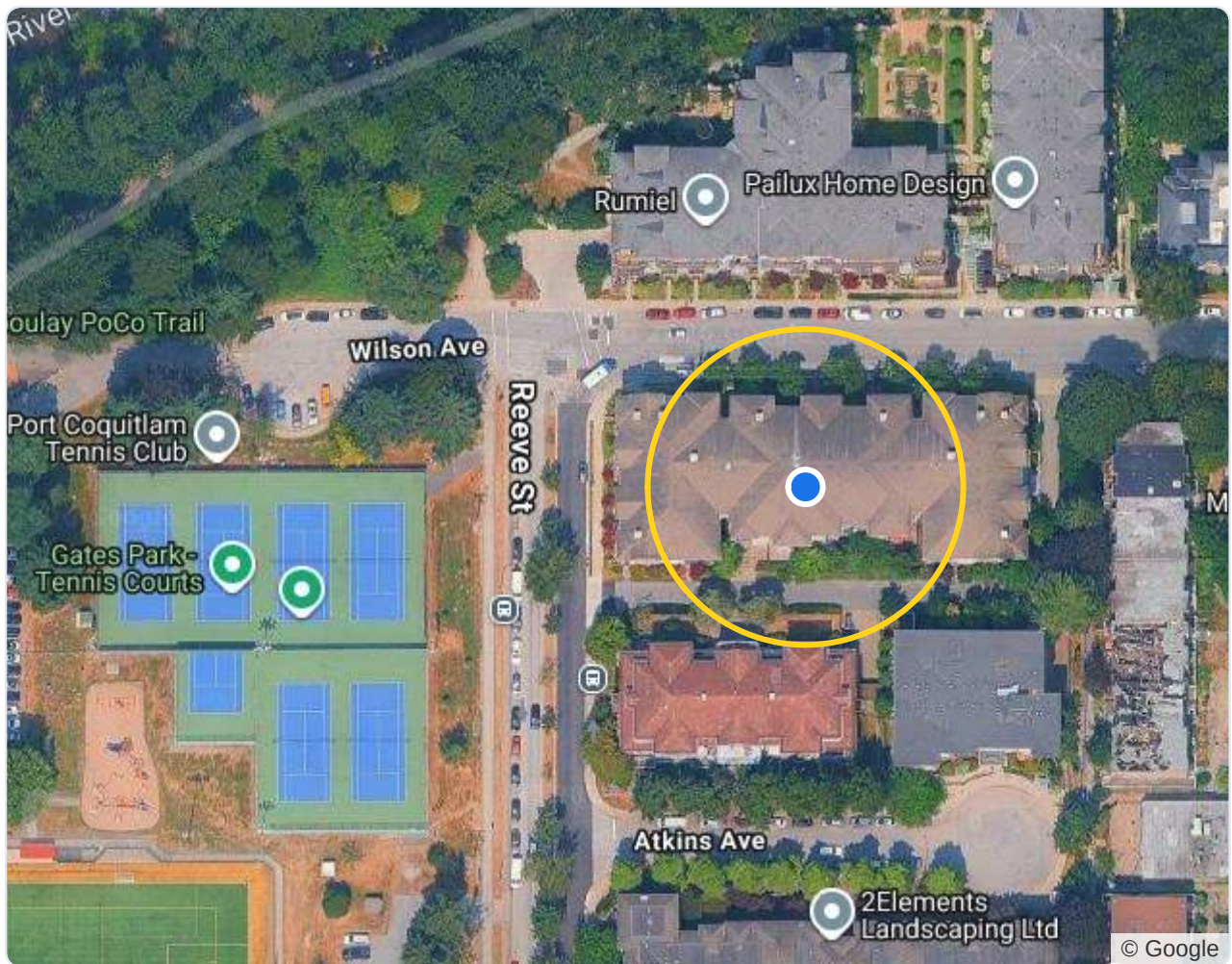
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | |

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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