

BUILDING BROCHURE

JANE GARDENS

2620 Jane St. · Port Coquitlam, BC V3C 6J3 · Central Pt Coquitlam



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1 FOR SALE
FROM \$558,000

2 SOLD · 12 MO
\$530,000-\$589,000


12-MO SOLD TREND
25.3

Unit Mix

1 Bedroom 2 units 824 – 834 sf from \$510,000	2 Bedroom 16 units 1,000 – 1,323 sf from \$428,000
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For Sale in Jane Gardens & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$558,000	2 / 2	1040 sf	\$537	109 2620 JANE STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$589,000	2 / 2ba	1032 sf	\$571	2026-02-16
\$530,000	2 / 2ba	1032 sf	\$514	2025-11-18
\$511,333	1 / 2ba	834 sf	\$613	2024-05-06
\$650,000	2 / 2ba	1036 sf	\$627	2024-04-14

Value & Financing

Price Positioning \$537 /sq ft Active listings here average \$537/sf vs \$731/sf across Central Pt Coquitlam. 27% below area average	Mortgage Snapshot \$2,672 /mo Entry price (from) \$558,000 20% down payment \$111,600 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 4	SUITES 40	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1357	MANAGEMENT Self Managed

Overview

Jane Gardens “ 2620 Jane Street, Port Coquitlam, BC V3C 6J3, LMS1357 “ With its quiet location near the Coquitlam River and Poco Trail, Jane Gardens is a four storey fully rain screened

low-rise building with 40 units completed in 1994. It features a lovely courtyard with fountain, a spacious patio with lots of common area space on the side, large private balcony for great BBQs and entertaining, cozy gas fireplace, in-suite laundry, storage locker and secured underground parking. This excellent central location is close to recreation facilities, Coquitlam River hiking trails, walking routes, schools, Downtown Poco and Westwood Mall. Enjoy amazing shops like The Bay, Sears and Zellers and restaurants at Coquitlam Shopping Center. Easy access to the Lougheed Highway and West Coast Express will certainly appeal to commuters. This amazing building definitely gives you the urban suburban lifestyle you thirst for!

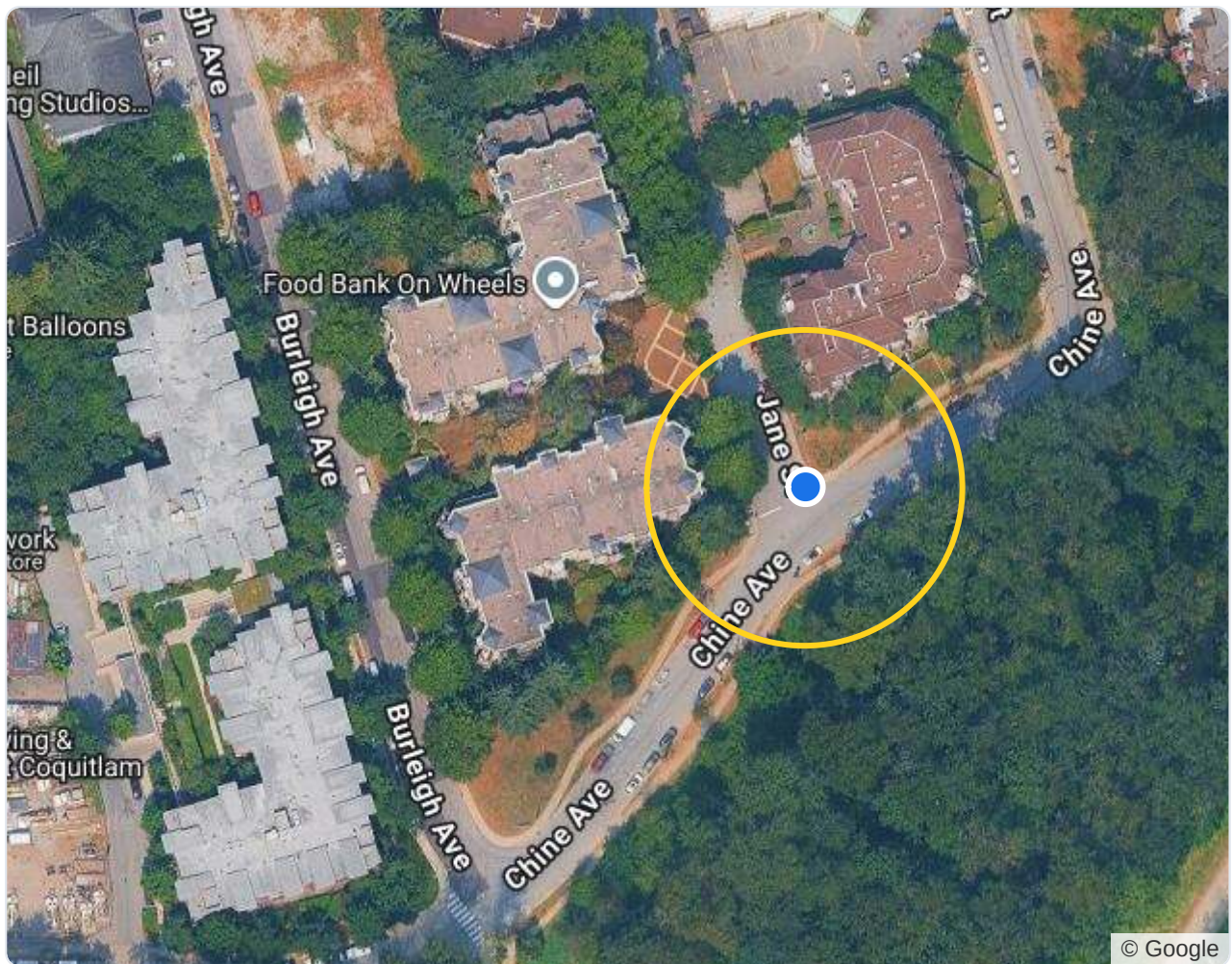
Amenities & Features

- ✓ Elevator
- ✓ Storage
- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

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