

BUILDING BROCHURE

EVERGREEN

3007 Glen Dr. · Coquitlam, BC V3B 2P7 · North Coquitlam



Scan to view online





3 FOR SALE
FROM \$480,000

10 SOLD · 12 MO
\$488,000–\$789,800



Unit Mix

1 Bedroom

41 units
525 – 645 sf
from \$480,000

2 Bedroom

39 units
834 – 1,290 sf
from \$616,600

3 Bedroom

1 unit
1,057 – 1,057 sf
from \$831,000

For Sale in Evergreen & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$868,000	2 / 2	1057 sf	\$821	2208 3007 GLEN DRIVE
\$515,000	1 / 1	589 sf	\$874	2108 3007 GLEN DRIVE
\$480,000	1 / 1	591 sf	\$812	1608 3007 GLEN DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$620,000	2 / 2ba	857 sf	\$723	2026-06-23
\$658,000	2 / 2ba	853 sf	\$771	2026-04-25
\$505,000	1 / 1ba	606 sf	\$833	2026-04-23
\$675,000	2 / 2ba	841 sf	\$803	2026-04-17

Value & Financing

Price Positioning

\$836 /sq ft

Mortgage Snapshot

\$2,299 /mo

Active listings here average **\$836/sf** vs **\$703/sf** across North Coquitlam.

19% above area average

Entry price (from) **\$480,000**
20% down payment **\$96,000**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2015	LEVELS 30	SUITES 195	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN EPS2423	DEVELOPER Bosa Development
MANAGEMENT Stratawest Management Ltd.			

Overview

Evergreen - 3007 Glen Drive, Coquitlam, BC V3B 2P7, Canada. Strata plan number BCP45694. Crossroads are Pinetree Way and The High Street. Evergreen is 30 stories with 195 units. Estimated completion is September 2015. Developed by Bosa Properties Inc. Architecture by Rafii Architects Inc. Interior design by BYU Design.

Evergreen is only steps to the Evergreen Line Skytrain Station, legendary shopping and natural amenities. This, combined with over 10,000 square feet of amenity space coupled with prime retail and office space makes Evergreen one of the Lower Mainland's most valuable neighbourhoods. Along with the new rapid transit line, Evergreen will serve generations of residents and further define the future of Coquitlam.

Nearby parks include Glen Park, Hoy Creek Linear Park and Hoy Creek Linear Park. Nearby schools include Vancouver Career College, Glen Elementary, Gleneagle Secondary School, Scott Creek Middle School and Leigh Elementary. The closest grocery stores are Coquitlam Integrated Health, Kin's Farm Market and Van Restaurants . Nearby coffee shops include Caffe Divano, The Copper Pot Cafe and The Clever Cupcakes. Also a short walk to Target. Maintenance fees includes Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation facility and Snow Removal.

Amenities & Features

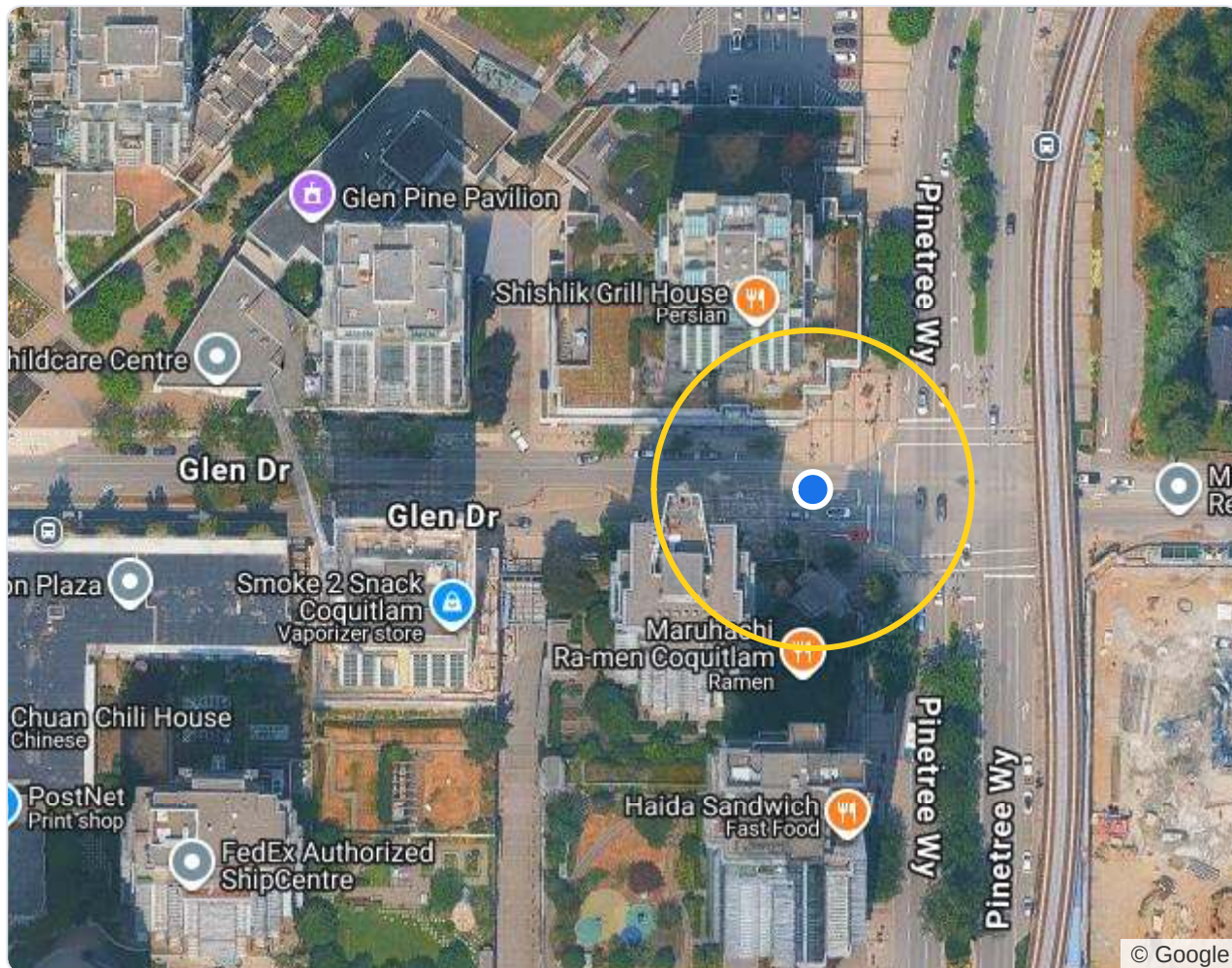
- ✓ Elevator
- ✓ Garden
- ✓ Exercise Centre
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening

- ✓ Gas
- ✓ Management
- ✓ Snow Removal
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

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