

BUILDING BROCHURE

LAKESIDE TERRACE - 3085 PRIMROSE BUILDING

3085 Primrose Ln. · Coquitlam, BC V3B 7S3 · North Coquitlam



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14 FOR SALE
FROM \$449,900

15 SOLD · 12 MO
\$390,000–\$750,000



BC Condos & Homes Team
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Unit Mix

1 Bedroom

27 units
637 – 813 sf
from \$390,000

2 Bedroom

67 units
816 – 1,353 sf
from \$473,000

For Sale in Lakeside Terrace - 3085 Primrose Building & Complex

14 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$689,000	2 / 1	855 sf	\$806	101 3070 GUILDFORD WAY
\$649,900	2 / 2	1025 sf	\$634	G01 3085 PRIMROSE LANE
\$644,900	2 / 2	953 sf	\$677	213 1189 WESTWOOD STREET
\$629,000	2 / 2	984 sf	\$639	105 1199 WESTWOOD STREET
\$624,800	2 / 2	1003 sf	\$623	313 3085 PRIMROSE LANE
\$599,999	2 / 2	1054 sf	\$569	102 1199 WESTWOOD STREET
\$599,900	2 / 1	963 sf	\$623	101 1189 WESTWOOD STREET
\$564,900	2 / 2	865 sf	\$653	102 3085 PRIMROSE LANE
\$558,000	2 / 1	830 sf	\$672	801 3070 GUILDFORD WAY
\$549,800	2 / 2	1117 sf	\$492	110 1200 EASTWOOD STREET

...and 4 more — see all 14 at bccondos.net/3085-primrose-lane

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$550,000	2 / 2ba	865 sf	\$636	2026-07-15
\$627,000	2 / 2ba	1101 sf	\$569	2026-07-13
\$390,000	1 / 1ba	637 sf	\$612	2026-07-06
\$492,000	1 / 1ba	758 sf	\$649	2026-05-28

Value & Financing

Price Positioning

\$640 /sq ft

Active listings here average **\$640/sf** vs **\$707/sf** across North Coquitlam.

9% below area average

Mortgage Snapshot

\$2,155 /mo

Entry price (from) **\$449,900**

20% down payment **\$89,980**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 1996	LEVELS 4	SUITES 540	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS600	DEVELOPER Molnar Group

Overview

Lakeside Terrace - 3085 Primrose Lane, Coquitlam, BC V3B 7S3, LMS600 - Located on Primrose Lane and Eastwood Street in the popular North Coquitlam area, next to Coquitlam Centre Mall, close to Pinetree Seniors' Centre, Coquitlam Public Library, Aquatic Centre swimming pool, TnT Supermarket and Evergreen Centre. The notable landmarks around Lakeside Terrace are Lafarge Lake Park, Hoy Creek Linear Park and Glen Park; Town Centre Park Tennis Courts. Direct access to Guildford Way and transit allows for an easy commute to surrounding destinations including Port Moody, Burnaby and Vancouver. Lakeside Terrace is close to wide variety of restaurants including Papa John's Pizza, Nagano Japanese Restaurant, Domino's Pizza, Starbucks Coffee, Copa Cafe and many others.

Lakeside Terrace is close to Walton Elementary, Pinetree Secondary School Schools, Douglas College and The Learning Circle - Coquitlam Daycare Preschool and Childcare Learning Centre.

Lakeside Terrace a multiple address complex built by Molnar Group. It includes buildings on 3070 Guildford Way; 1189, 1199 Westwood Street; 1190, 1200 Eastwood Street; 3065, 3085 and 3075 Primrose Lane with the total of 540 modern condo units. In 1996 the building received Silver Georgie Awards in Best Interior (Multi-Family) and Best Multi-Family Landscape Design nominations.

Lakeside Terrace on 3085 Primrose Lane is a 4 level complex built in 1996. Its units featuring open concept living and dining area, gas fireplace, huge walk-in closet, in-suite laundry, covered balcony or patio for ground level units. Complex amenities include underground secure parking, storage locker; recreation center with exercise centre, indoor pool, club house, guest suite, sauna, swirlpool/hot tub; bike room; spectacular artificial lagoon; sprinkler system throughout. Maintenance fees include cable/satellite TV, caretaker, garbage pickup, gardening, gas, hot water, recreation facility and management. Don't miss out on this fabulous opportunity!

Amenities & Features

- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Storage
- ✓ In Suite Laundry
- ✓ Sauna/steam Room
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Cable/satellite
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location



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