

BUILDING BROCHURE

# THE LLOYD

3100 Windsor Gate · Coquitlam, BC V3B 0P3 · New Horizons







**6** FOR SALE  
FROM \$669,000

**8** SOLD · 12 MO  
\$690,000–\$850,800



## Unit Mix

### 2 Bedroom

63 units  
827 – 1,305 sf  
**from \$621,000**

### 3 Bedroom

8 units  
1,258 – 1,597 sf  
**from \$978,000**

## For Sale in The Lloyd & Complex

6 currently active

| ASKING           | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS         |
|------------------|--------------|---------|-------|------------------------|
| <b>\$899,900</b> | 2 / 2        | 1081 sf | \$832 | 2501 3100 WINDSOR GATE |
| <b>\$779,000</b> | 2 / 2        | 933 sf  | \$835 | 1403 3100 WINDSOR GATE |
| <b>\$719,990</b> | 2 / 2        | 827 sf  | \$871 | 2304 3100 WINDSOR GATE |
| <b>\$688,000</b> | 2 / 2        | 827 sf  | \$832 | 2404 3100 WINDSOR GATE |
| <b>\$688,000</b> | 2 / 2        | 827 sf  | \$832 | 304 3100 WINDSOR GATE  |
| <b>\$669,000</b> | 2 / 2        | 827 sf  | \$809 | 1004 3100 WINDSOR GATE |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE    | \$/SF | DATE       |
|------------------|---------|---------|-------|------------|
| <b>\$720,000</b> | 2 / 2ba | 933 sf  | \$772 | 2026-07-18 |
| <b>\$690,000</b> | 2 / 2ba | 858 sf  | \$804 | 2026-05-18 |
| <b>\$850,800</b> | 2 / 2ba | 1081 sf | \$787 | 2026-03-04 |
| <b>\$775,000</b> | 2 / 2ba | 1004 sf | \$772 | 2026-02-14 |

## Value & Financing

### Price Positioning

**\$835** /sq ft

Active listings here average **\$835/sf** vs **\$713/sf** across New Horizons.

**17% above area average**

### Mortgage Snapshot

**\$3,204** /mo

Entry price (from) **\$669,000**

20% down payment **\$133,800**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                 |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------|
| YEAR BUILT<br><b>2018</b> | LEVELS<br><b>27</b>                     | SUITES<br><b>179</b>          | CONSTRUCTION<br><b>Concrete</b> |
| EXTERIOR<br><b>Mixed</b>  | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS5138</b> | DEVELOPER<br><b>Polygon</b>     |

## Overview

The Lloyd - 3100 Windsor Gate, Coquitlam, BC V3B 0P3, Canada. Strata plan number BCP37967. Crossroads are Windsor Gate and Nakoma Place. This development is 27 storeys with 179 units. Estimated completion in 2018. Developed by Polygon. Maintenance fees includes caretaker, garbage pickup, gardening, hot water, management, recreation facility, and snow removal.

The Lloyd is the newest collection of high-rise residences at Polygons landmark master-planned community of Windsor Gate in Coquitlam Town Centre. Spacious and bright two and three bedroom apartment homes feature open-plan layouts and sophisticated finishes while expansive floor-to-ceiling windows bring in natural light and provide views to the North Shore mountains, the valley and beyond.

Ideally situated in a quiet and established neighbourhood minutes from the bustle of Coquitlam Town Centre, The Lloyd opens the door to a world of possibilities. Enjoy living just steps to the natural amenities of Coquitlam River and Lafarge Lake yet top schools, shops, Evergreen Line, performing arts venues and eateries are just minutes away.

Residents at The Lloyd not only have access to private in-building amenities but will also enjoy membership to the Nakoma Club Windsor Gates spectacular 18,000 square foot private clubhouse. Standing at the heart of the community, the Nakoma Club features an outdoor pool, landscaped terrace, fully-equipped fitness studio and gymnasium, screening room, great room lounge, guest suites, resident concierge and much more.

Walking distance to Glen Park. Schools nearby are Maple Creek Middle School, Glen Elementary School, and Douglas College, Coquitlam Campus. Grocery stores and supermarkets nearby are New Pacific Supermarket, Safeway Sunwood Square, T&T Supermarket, Rose Supermarket, Save-On-Foods, Nutrition House, Pomme Natural Market, and Real Canadian Superstore. Short drive to United Rugby (Mini) Practice Field, Coquitlam Public Library, City Centre Branch, Henderson Place Shopping Center, Lincoln Station, Sunwood Square, Evergreen Cultural Centre, and Pinetree Village.

## Amenities & Features

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- |                       |                   |
|-----------------------|-------------------|
| ✓ Bike Room           | ✓ Club House      |
| ✓ Elevator            | ✓ Exercise Centre |
| ✓ In Suite Laundry    | ✓ Pool; Outdoor   |
| ✓ Property Management | ✓ Shared Bbq      |

## Maintenance Fees Include

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

## Location



**Les Twarog**

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Book a Viewing  
scan or call