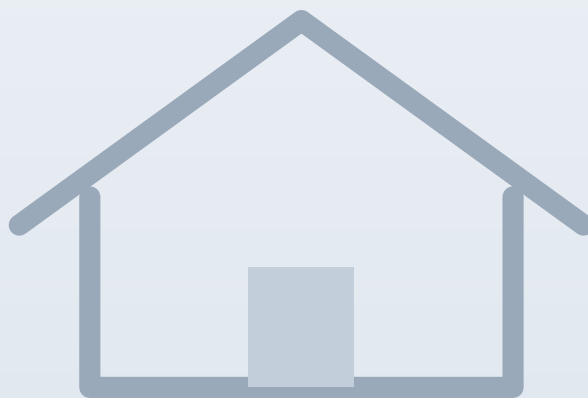


LARKIN HOUSE EAST - 3105 LINCOLN BUILDING

3105 Lincoln Ave. · Coquitlam, BC V3B 0E1 · New Horizons



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2 FOR SALE
FROM \$649,999

1 SOLD · 12 MO
\$660,000-\$660,000



Unit Mix

1 Bedroom
5 units
652 – 704 sf
from \$455,000

2 Bedroom
20 units
849 – 1,034 sf
from \$535,000

For Sale in Larkin House East - 3105 Lincoln Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$658,000	2 / 2	986 sf	\$667	206 3105 LINCOLN AVENUE
\$649,999	2 / 2	962 sf	\$676	210 3105 LINCOLN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$660,000	2 / 2ba	1034 sf	\$638	2025-09-12
\$745,000	2 / 2ba	890 sf	\$837	2025-05-30
\$722,000	2 / 2ba	977 sf	\$739	2025-03-27
\$710,000	2 / 2ba	874 sf	\$812	2024-10-26

Value & Financing

Price Positioning

\$672 /sq ft

Active listings here average **\$672/sf** vs **\$716/sf** across New Horizons.

6% below area average

Mortgage Snapshot

\$3,113 /mo

Entry price (from) **\$649,999**

20% down payment **\$130,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2010	LEVELS 1	SUITES 70	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3902	

Overview

Welcome to Larkin House East. Larkin House East is a 70-home strata residence located at 3105 Lincoln Avenue in Coquitlam, in the New Horizons neighbourhood. Completed in 2010, it is registered under Strata Plan BCS3902 and held as Freehold Strata. It sits near the intersection of Lincoln Avenue & Kensal Place.

Residents enjoy an array of amenities including clubhouse, exercise centre, garden and swirlpool/hot tub, garage underground parking and baseboard / electric heating.

Set in New Horizons, Coquitlam, Larkin House East offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

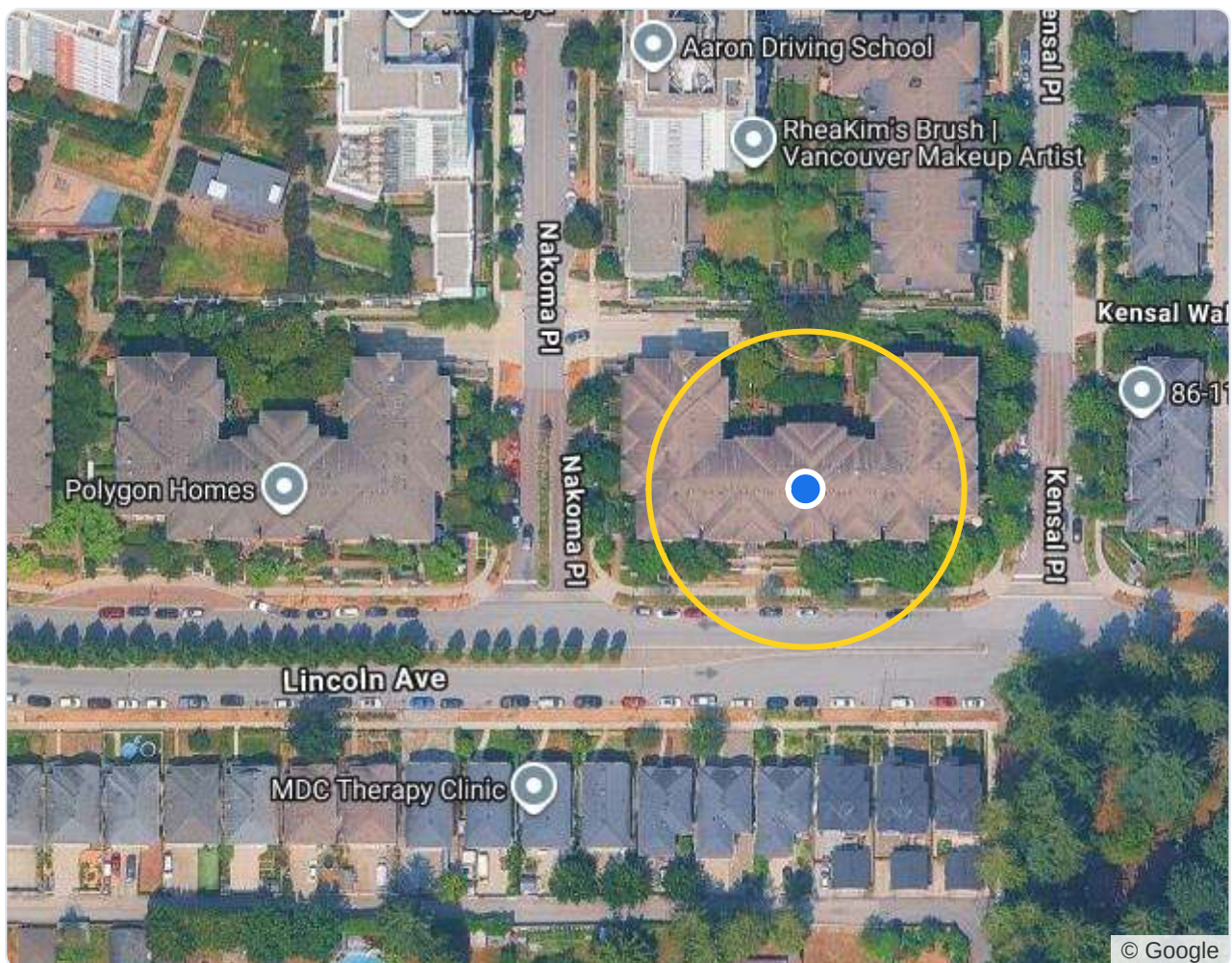
Amenities & Features

- ✓ Clubhouse
- ✓ Garden
- ✓ Exercise Centre
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Snow Removal
- ✓ Hot Water
- ✓ Sewer
- ✓ Water

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call