

BUILDING BROCHURE

AVONDALE - 3384 COAST MERIDIAN BUILDING

3384 Coast Meridian Rd. · Port Coquitlam, BC V3B 3N5 · Lincoln Park PQ



Scan to view online



1 FOR SALE
FROM \$749,900

12-MO SOLD TREND
37.3

Unit Mix

3 Bedroom

4 units

1,441 – 1,467 sf

from \$499,000

4 Bedroom

3 units

1,457 – 1,489 sf

from \$690,000

For Sale in Avondale - 3384 Coast Meridian Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,900	3 / 3	1467 sf	\$511	4 3384 COAST MERIDIAN ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$685,000	3 / 3ba	1450 sf	\$472	2023-01-13
\$690,000	4 / 2ba	1478 sf	\$467	2022-08-31
\$750,000	3 / 3ba	1442 sf	\$520	2022-08-23
\$750,000	4 / 3ba	1457 sf	\$515	2021-12-07

Value & Financing

Price Positioning

\$511 /sq ft

Active listings here average **\$511/sf** vs **\$698/sf** across Lincoln Park PQ.

27% below area average

Mortgage Snapshot

\$3,591 /mo

Entry price (from)	\$749,900
20% down payment	\$149,980
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 1985	LEVELS 3	SUITES 24	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2314	

Overview

Avondale - 3384 Coast Meridian Road, Port Coquitlam, BC V3B 3N5, Canada. Strata Plan NWS2314. Nestled in the fabulous area of Lincoln Park, this good location is only a few blocks to recreation centers, all levels of schools, shopping, transit, golf course and medical/dental facilities. There are also lots of great outdoor spaces nearby. This gives you the balance of an urban suburban lifestyle. Avondale is a well maintained and well managed 24 unit complex completed in 1987 that has been recently upgraded with the rain screen technology. It features a lovely landscaped garden, open concept layout, in-suite laundry, cozy gas fireplace and covered parking.

The large private balcony is perfect for delicious BBQs and the spacious yard is nice play area for the kids and for entertaining. Don't miss the chance to live in this quiet neighborhood!

Amenities & Features

✓ None

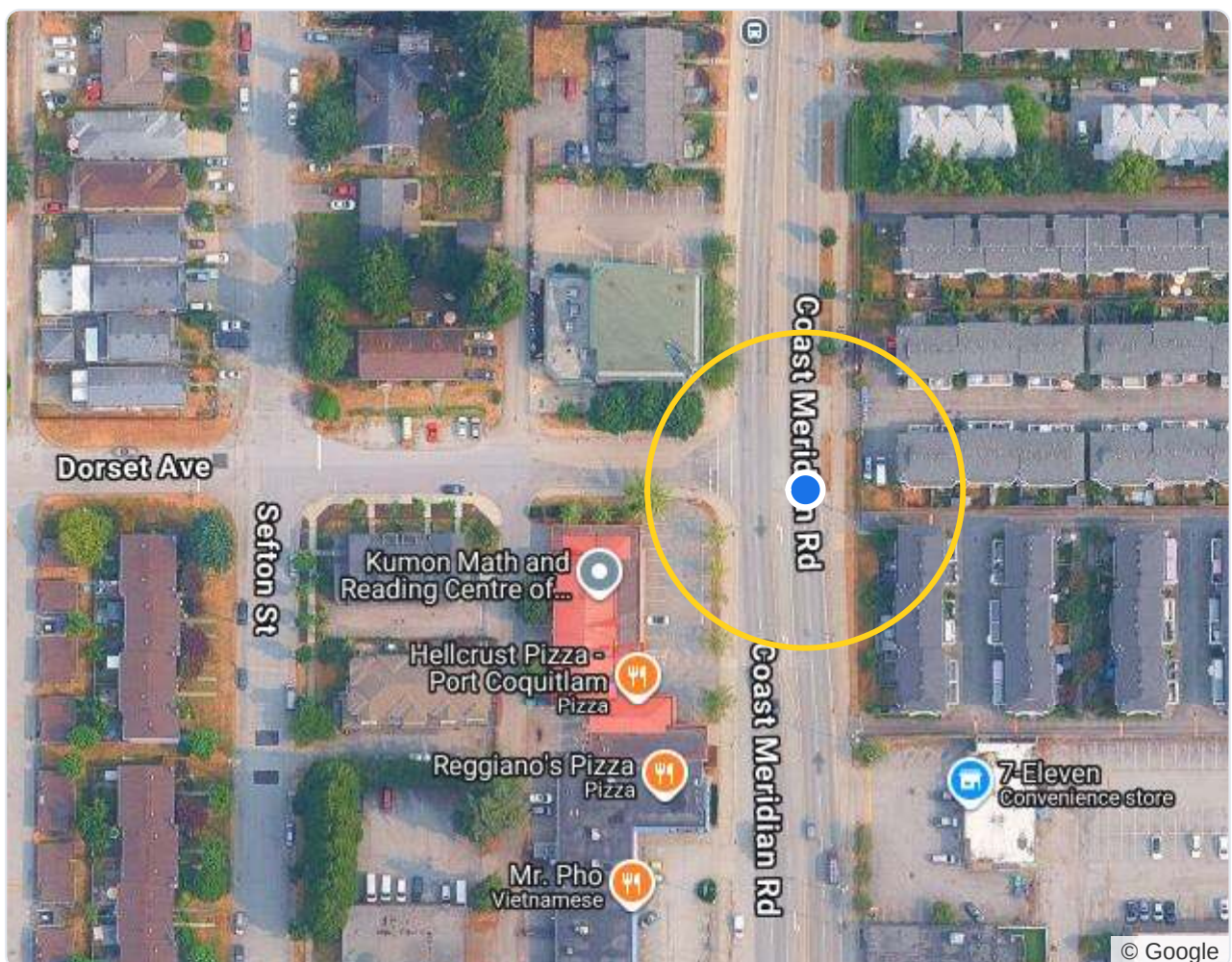
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location





Les Twarog

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