

ROXTON

3444 Gilason Ave. · Coquitlam, BC V3B 3H7 · Burke Mountain



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1 FOR SALE
FROM \$1,298,000

1 SOLD · 12 MO
\$1,250,000–\$1,250,000



Unit Mix

3 Bedroom

5 units
2,229 – 2,304 sf
from \$1,015,000

4 Bedroom

7 units
2,229 – 2,342 sf
from \$998,000

5 Bedroom

2 units
3,147 – 3,148 sf
from \$1,300,000

For Sale in Roxton & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,298,000	3 / 4	2291 sf	\$567	1 3439 ROXTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,250,000	4 / 4ba	2232 sf	\$560	2025-10-13
\$1,395,000	3 / 4ba	2261 sf	\$617	2023-05-14
\$1,300,000	4 / 4ba	2342 sf	\$555	2023-02-18
\$1,300,000	4 / 4ba	2250 sf	\$578	2022-08-02

Value & Financing

Price Positioning

\$567 /sq ft

Active listings here average **\$567/sf** vs **\$691/sf** across Burke Mountain.

18% below area average

Mortgage Snapshot

\$6,216 /mo

Entry price (from) **\$1,298,000**

20% down payment **\$259,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 2	SUITES 43	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Nonstrata	STRATA PLAN BCP50809	DEVELOPER Mosaic Homes

Overview

Roxton - 3444 Gilason Avenue, Coquitlam, BC V3B 3H7, Canada. Crossroads are Roxton Avenue and Soball Street. This development features 43, duplex townhouses. Completed in 2013. Developed by Mosaic Homes.

Nearby parks are Leigh Park and Victoria Park. Schools nearby are Leigh Elementary School, Ecole Coquitlam River Elementary School, British Columbia Christian Academy, Minnekhada Middle School and Ecole Kwayhqitlum Middle School. Grocery stores and supermarkets nearby

are Natureway Farm Market and Save-On-Foods. Close to Victoria Community Hall and Sun Valley Park.

Other addresses in complex: 3432 GISLASON AVE, 3434 GISLASON, 3436 GISLASON AVE, 3437 ROXTON AVE, 3438 GISLASON AVE, 3439 ROXTON AVE, 3440 GISLASON AVE, 3441 ROXTON AVE, 3442 GISLASON AVE, 3443 ROXTON AVE, 3444 GISLASON AVE, 3446 GISLASON AVE, 3447 ROXTON AVE, 3448 GISLASON AVE,

Amenities & Features

✓ In Suite Laundry

Location



Les Twarog

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