

BUILDING BROCHURE

BROOKMERE GARDENS

525 Austin Ave. · Coquitlam, BC V3K 3M6 · Coquitlam West



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2 FOR SALE
FROM \$665,000

11 SOLD · 12 MO
\$660,000–\$902,500


12-MO SOLD TREND
-7.1

Unit Mix

1 Bedroom 3 units 744 – 966 sf from \$401,000	2 Bedroom 54 units 1,138 – 1,943 sf from \$500,000	3 Bedroom 24 units 1,226 – 1,918 sf from \$587,500	4 Bedroom 1 unit 1,919 – 1,919 sf from \$1,150,000
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For Sale in Brookmere Gardens & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,499,000	2 / 2	1936 sf	\$774	2102 555 AUSTIN AVENUE
\$665,000	2 / 2	1388 sf	\$479	101 525 AUSTIN AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$683,000	2 / 2ba	1279 sf	\$534	2026-07-11
\$660,000	2 / 2ba	1243 sf	\$531	2026-06-29
\$705,000	3 / 2ba	1274 sf	\$553	2026-06-28
\$755,000	2 / 2ba	1228 sf	\$615	2026-05-02

Value & Financing

Price Positioning

\$627 /sq ft

Active listings here average **\$627/sf** vs **\$850/sf** across Coquitlam West.

26% below area average

Mortgage Snapshot

\$3,185 /mo

Entry price (from) **\$665,000**

20% down payment **\$133,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1989	LEVELS 4	SUITES 276	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS3059	MANAGEMENT Profile Properties Ltd.

Overview

Brookmere Gardens - 525 Austin Avenue, Coquitlam, BC V3K 3M6, Strata Plan No. 3059, 4 levels, 276 units, built 1990, Crossing roads: Austin Avenue and North Road, Coquitlam. Brookmere Gardens is a part of the dramatic Brookmere community in Coquitlam West, offering the combination of urban sophistication and community charm. Brookmere Gardens and Three Brookmere Towers are in the same strata complex and located at 525, 545, 551, and 555 Austin Avenue.

Inside, these two and three bedroom homes range up to 1,360 square feet and feature bay windows with window seats, cozy gas fireplace, large & bright kitchens, and imported tile flooring in kitchens and bathrooms. The buildings also have secured parking and locker storage, and glass-walled elevator allows you views of park-like surrounds.

Residents of Brookmere Towers and Gardens can come together in the private recreation center in adjacent to Brookmere Towers.

This spectacular clubhouse features Victorian-style glass conservatory with full swimming pool, whirlpool and sauna, lounge with full kitchen, and fully equipped exercise room.

Located in the Coquitlam West community, Brookmere Gardens is adjacent to Brookmere Park, across from the Lougheed SkyTrain station and Lougheed Town Center, blocks from Roy Stibbs Elementary, Cameron Elementary, Burnaby Mountain Secondary, Coquitlam College, and Hannam Supermarket, and a short drive to Royal Columbia Hospital, downtown New Westminster. Also, downtown

Vancouver is 20 minutes away via Sky Train. Lif is full option at Brookmere Towers.

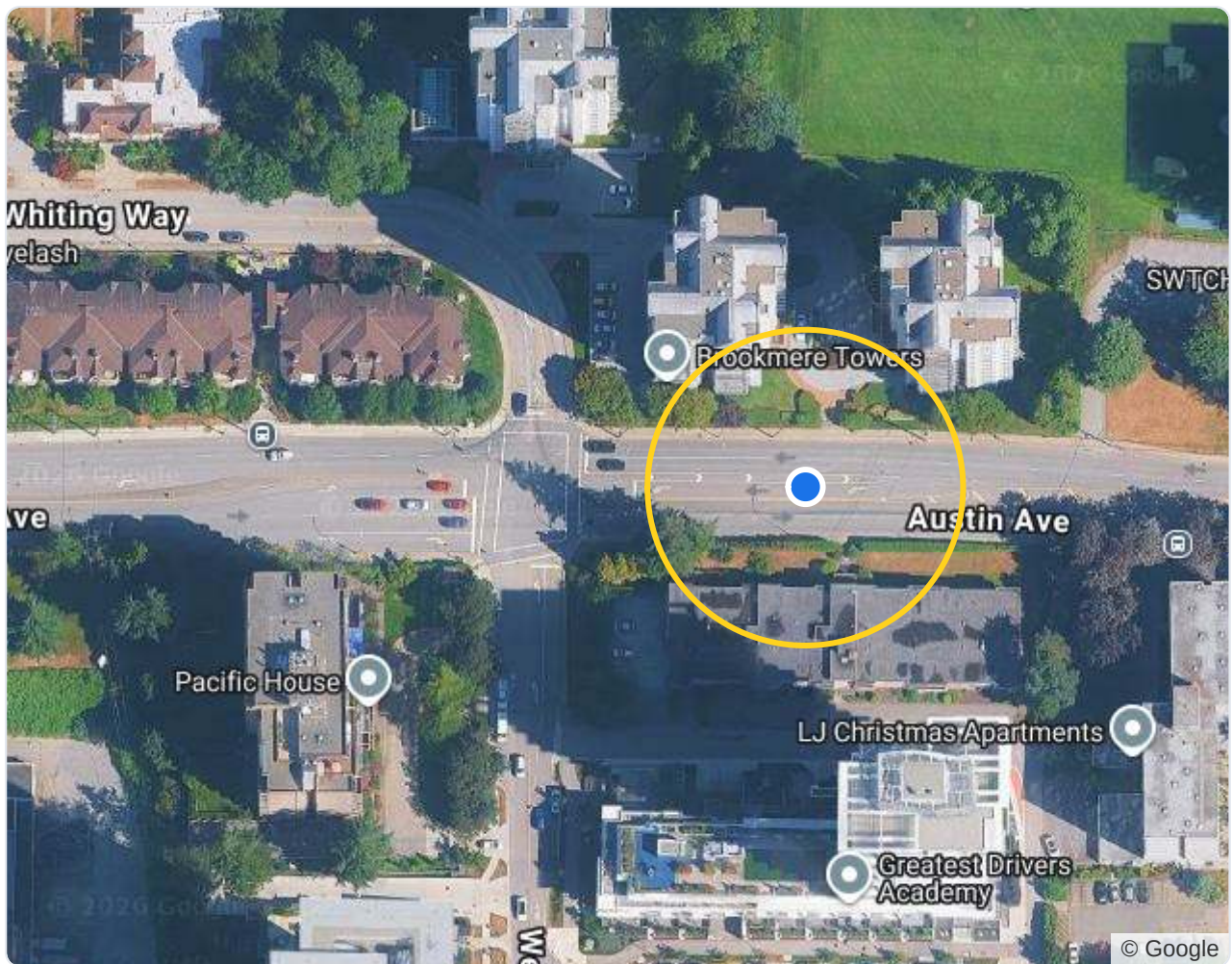
Amenities & Features

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

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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