

BUILDING BROCHURE

EASTON

617 Smith Ave. · Coquitlam, BC V3J 2W2 · Coquitlam West



Scan to view online



2 FOR SALE
FROM \$730,000



Unit Mix

1 Bedroom

18 units
512 – 674 sf
from \$445,000

2 Bedroom

15 units
746 – 986 sf
from \$470,000

For Sale in Easton & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$740,000	2 / 2	959 sf	\$772	312 617 SMITH AVENUE
\$730,000	2 / 2	986 sf	\$740	215 617 SMITH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$505,000	1 / 1ba	650 sf	\$777	2025-07-27
\$465,000	1 / 1ba	512 sf	\$908	2025-06-30
\$668,000	2 / 1ba	815 sf	\$820	2024-11-15
\$546,000	1 / 1ba	622 sf	\$878	2024-10-03

Value & Financing

Price Positioning

\$756 /sq ft

Active listings here average **\$756/sf** vs **\$827/sf** across Coquitlam West.

9% below area average

Mortgage Snapshot

\$3,496 /mo

Entry price (from) **\$730,000**

20% down payment **\$146,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2013	LEVELS 4	SUITES 72	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Nonstrata	STRATA PLAN EPS1326	DEVELOPER Allaire Construction
ARCHITECT Integra Architecture Inc		MANAGEMENT Rancho Management Services (b.c.) Ltd.	

Overview

Easton - 617 Smith Avenue, Coquitlam, BC V3J 2W2, 4 Levels, 72 Units, Estimated completion in Summer 2013 - located at the corner of Smith Avenue and Breslay Street (one block east of Clarke Road behind Burquitlam Plaza). Developed by Allaire Properties, Easton is a revitalization with new

residential development in West Coquitlam's Burquitlam neighborhood.

Designed by award-winning architect Integra Architects, this limited collection of one and two bedroom plus den condo units showcases a traditional West Coast architecture marked by a distinctive lobby entry with reflecting ponds. Contemporary interiors feature 9 foot ceilings, large windows, engineered plank laminate floors, marble bathrooms and gourmet kitchens with quartz countertops, ceramic tile backsplash, luxury brand plumbing fixtures, ceramic or porcelain tiled floors, and Whirlpool stainless steel appliances. Large decks and garden level patios invite outdoor entertaining, and penthouse levels offer extraordinary views of Metrotown, SFU, Burnaby Mountain and North Shore Mountains.

Residents at Easton also can enjoy the building amenities including sport court/loading bay, roof observation deck, garden boxes, meeting room, and two storey floor to ceiling stone fireplace and designer selected furnishings in the entry hall, car wash bay, car share program (space), individual storage lockers, handicap parking bay and secured visitor parking area.

Easton is adjacent to Burquitlam Park, right across from the future Burquitlam Skytrain Station on the new Evergreen Line, and within walking distance to Safeway, Mountain View Elementary, Banting Middle School, Port Moody Secondary, and Vancouver Golf Club. As one of West Coquitlam's most prestigious neighborhoods, the Burquitlam community gives you easy access to SFU, BCIT, Lougheed Mall, downtown Vancouver, Surrey and major public transportation.

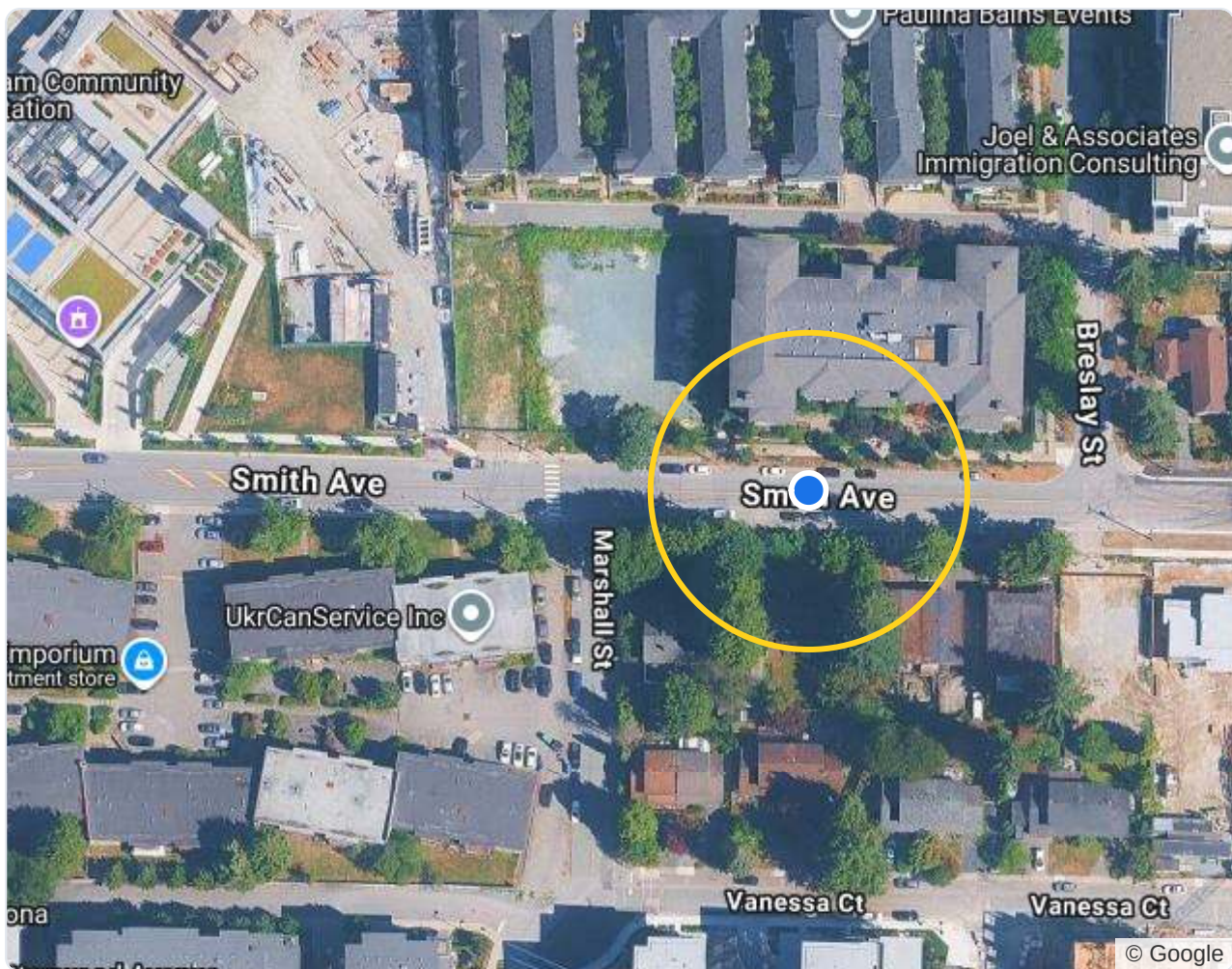
Amenities & Features

- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Hot Water
- ✓ Management
- ✓ Snow Removal

Location



Les Twarog

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