

BUILDING BROCHURE

EMERSON – 618 COMO LAKE BUILDING

618 Como Lake Ave. · Coquitlam, BC V3J 0G1 · Coquitlam West



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3 FOR SALE
FROM \$458,000

12-MO SOLD TREND
30.8

Unit Mix

1 Bedroom

16 units
588 – 789 sf
from \$448,000

2 Bedroom

11 units
751 – 1,203 sf
from \$525,000

For Sale in Emerson - 618 Como Lake Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$569,000	2 / 2	755 sf	\$754	108 618 COMO LAKE AVENUE
\$468,000	1 / 1	589 sf	\$795	213 618 COMO LAKE AVENUE
\$458,000	1 / 1	589 sf	\$778	113 618 COMO LAKE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$612,000	1 / 2ba	753 sf	\$813	2025-07-14
\$615,000	2 / 2ba	761 sf	\$808	2025-06-13
\$531,000	1 / 1ba	612 sf	\$868	2024-07-14
\$740,000	2 / 2ba	878 sf	\$843	2024-05-12

Value & Financing

Price Positioning

\$775 /sq ft

Active listings here average **\$775/sf** vs **\$825/sf** across Coquitlam West.

6% below area average

Mortgage Snapshot

\$2,193 /mo

Entry price (from)	\$458,000
20% down payment	\$91,600
Rate / amortization	5.24% · 25 yr

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

YEAR BUILT 2013	LEVELS 1	SUITES 63	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1794	

Overview

Welcome to Emerson. Emerson is a 63-home strata residence located at 618 Como Lake Avenue in Coquitlam, in the Coquitlam West neighbourhood. Completed in 2013, it is registered under Strata Plan EPS1794 and held as Freehold Strata. It sits near the intersection of Como Lake Avenue & Dogwood Street.

Residents enjoy an array of amenities including bike room, elevator, garden, in-suite laundry and storage, garage underground parking and baseboard / electric heating.

Set in Coquitlam West, Coquitlam, Emerson offers a central location, recreation and shopping nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

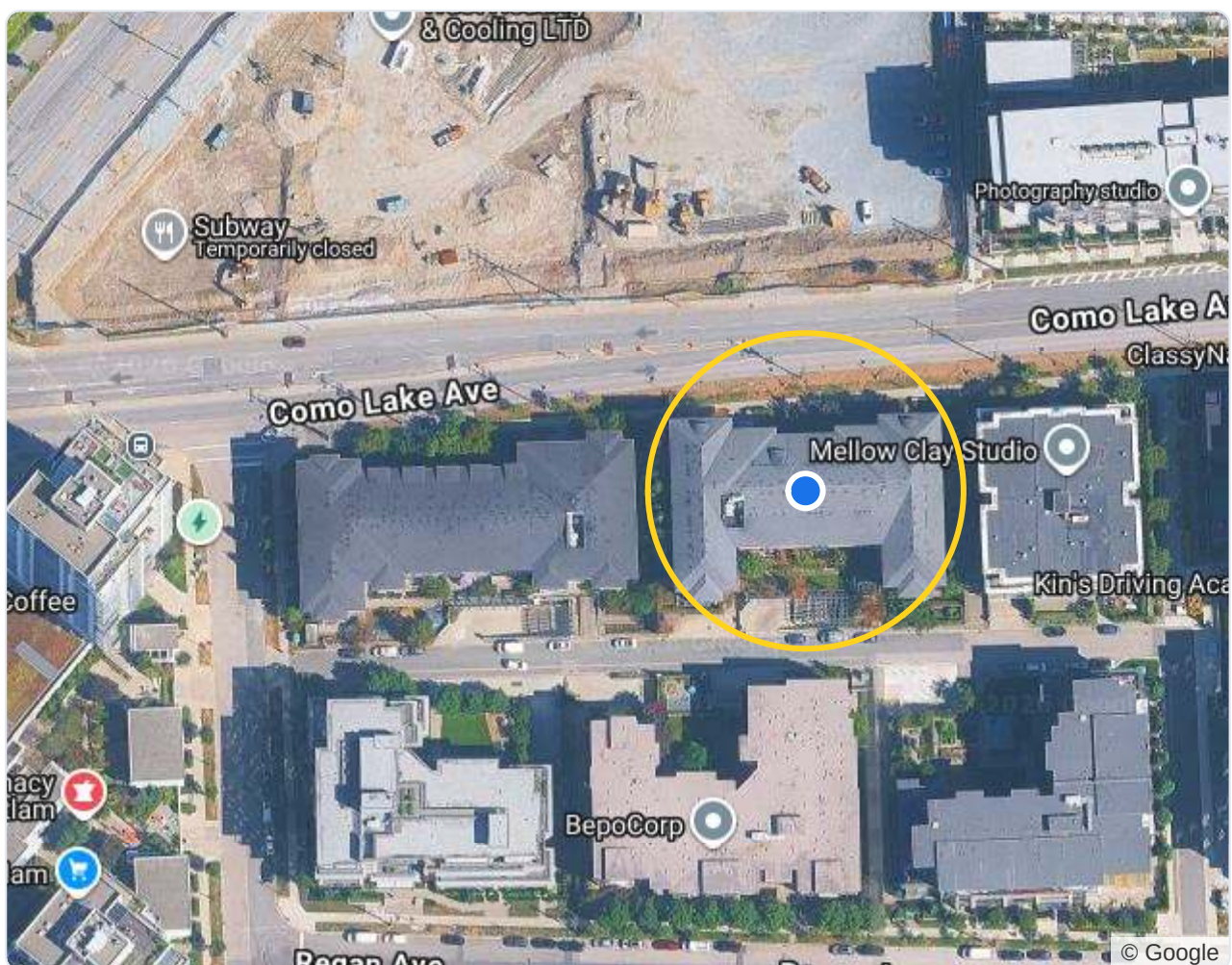
Amenities & Features

- ✓ Bike Room
- ✓ Garden
- ✓ Storage
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Management
- ✓ Hot Water

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing
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