

SIMON - 717 BRESLAY BUILDING

717 Breslay St. · Coquitlam, BC V3J 0J3 · Coquitlam West



Scan to view online



3 FOR SALE
FROM \$608,000

1 SOLD · 12 MO
\$825,000-\$825,000



Unit Mix

1 Bedroom
11 units
610 – 640 sf
from \$510,000

2 Bedroom
8 units
725 – 980 sf
from \$608,000

3 Bedroom
7 units
1,017 – 1,050 sf
from \$720,000

For Sale in Simon - 717 Breslay Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$829,000	3 / 2	1050 sf	\$790	208 717 BRESLAY STREET
\$629,000	2 / 2	727 sf	\$865	503 717 BRESLAY STREET
\$608,000	2 / 2	727 sf	\$836	603 717 BRESLAY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$825,000	3 / 2ba	1017 sf	\$811	2025-11-10
\$618,000	2 / 2ba	725 sf	\$852	2025-07-10
\$560,000	1 / 1ba	624 sf	\$897	2025-06-02
\$740,000	2 / 2ba	980 sf	\$755	2025-05-04

Value & Financing

Price Positioning

\$830 /sq ft

Active listings here average **\$830/sf** vs **\$825/sf** across Coquitlam West.

In line with the area

Mortgage Snapshot

\$2,912 /mo

Entry price (from) **\$608,000**

20% down payment **\$121,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2019	LEVELS 1	SUITES 64	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS5268	

Overview

Welcome to Simon. Simon is a 64-home strata residence located at 717 Breslay Street in Coquitlam, in the Coquitlam West neighbourhood. Completed in 2019, it is registered under Strata Plan EPS5268 and held as Freehold Strata. It sits near the intersection of Breslay Street & Langside Avenue.

Residents enjoy an array of amenities including bike room, exercise centre and elevator, garage underground parking and baseboard / electric heating.

Set in Coquitlam West, Coquitlam, Simon offers a convenient, connected lifestyle. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

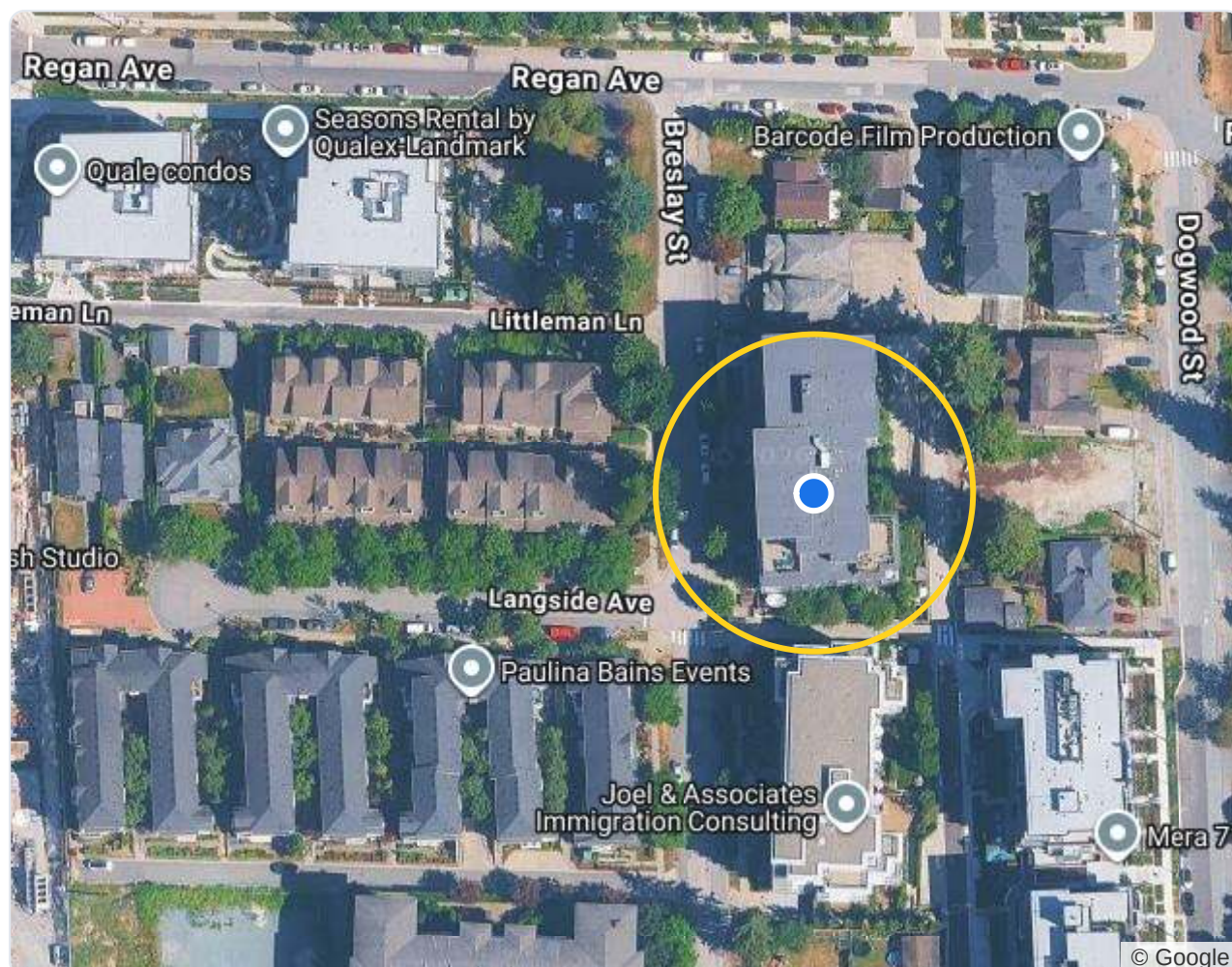
Amenities & Features

- ✓ Bike Room
- ✓ Elevator
- ✓ Exercise Centre

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Snow Removal
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call