

BUILDING BROCHURE

CLAYTON HEIGHTS

565 Shaw Ave. · Coquitlam, BC V3K 2R2 · Coquitlam West



Scan to view online



Unit Mix

3 Bedroom

4 units
1,580 – 1,652 sf
from \$780,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$890,000	3 / 2ba	1652 sf	\$539	2025-06-07
\$887,500	3 / 2ba	1600 sf	\$555	2024-03-04
\$780,000	3 / 3ba	1580 sf	\$494	2023-01-29
\$870,000	3 / 2ba	1601 sf	\$543	2022-03-22

YEAR BUILT 2005	SUITES 10	CONSTRUCTION Frame - Wood	EXTERIOR Wood
TITLE TO LAND Freehold Strata	STRATA PLAN NWS2300	MANAGEMENT Confidential	

Overview

Clayton Heights - 565 Shaw Avenue, Coquitlam, BC V3K 2R1, NWS2300 - located in West Coquitlam, at the crossroads Shaw Avenue and Clayton Street. Clayton Heights is close to Shoppers Drug Mart, Brookmere Park, Coquitlam College, Logheed Town Centre, Safeway Limited, London Drugs, Starbucks Coffee, Cameron Elementary, Fitness 2000, Bell Park, Cameron Park, Steve Nash Fitness World Sports Club, Hannam Supermarket Burnaby, Rochester Walkway, Bikram Yoga Burnaby, Keswick Park, Alderson Elementary School, Lord Baden-Powell Elementary, Sunny Gate Elementary School and Little Treasures Daycare. The restaurants in the neighbourhood are Denny's Tim Hortons, White Spot, Blue Stone Grill, Yan's Garden Chinese and Insadong Korean. Clayton Heights has easy access to Lougheed Hwy and Trans-Canada Hwy1. The bus stops near the complex and Lougheed Skytrain Station is about 10-minute walk away. Clayton Heights was built in 2005 with a frame-wood construction, vinyl exterior finishing and full rain screen. There are 10 units in development and in strata. Most homes offer beautiful open layouts, in-suite laundry, spacious living rooms, attached garages and backyards.

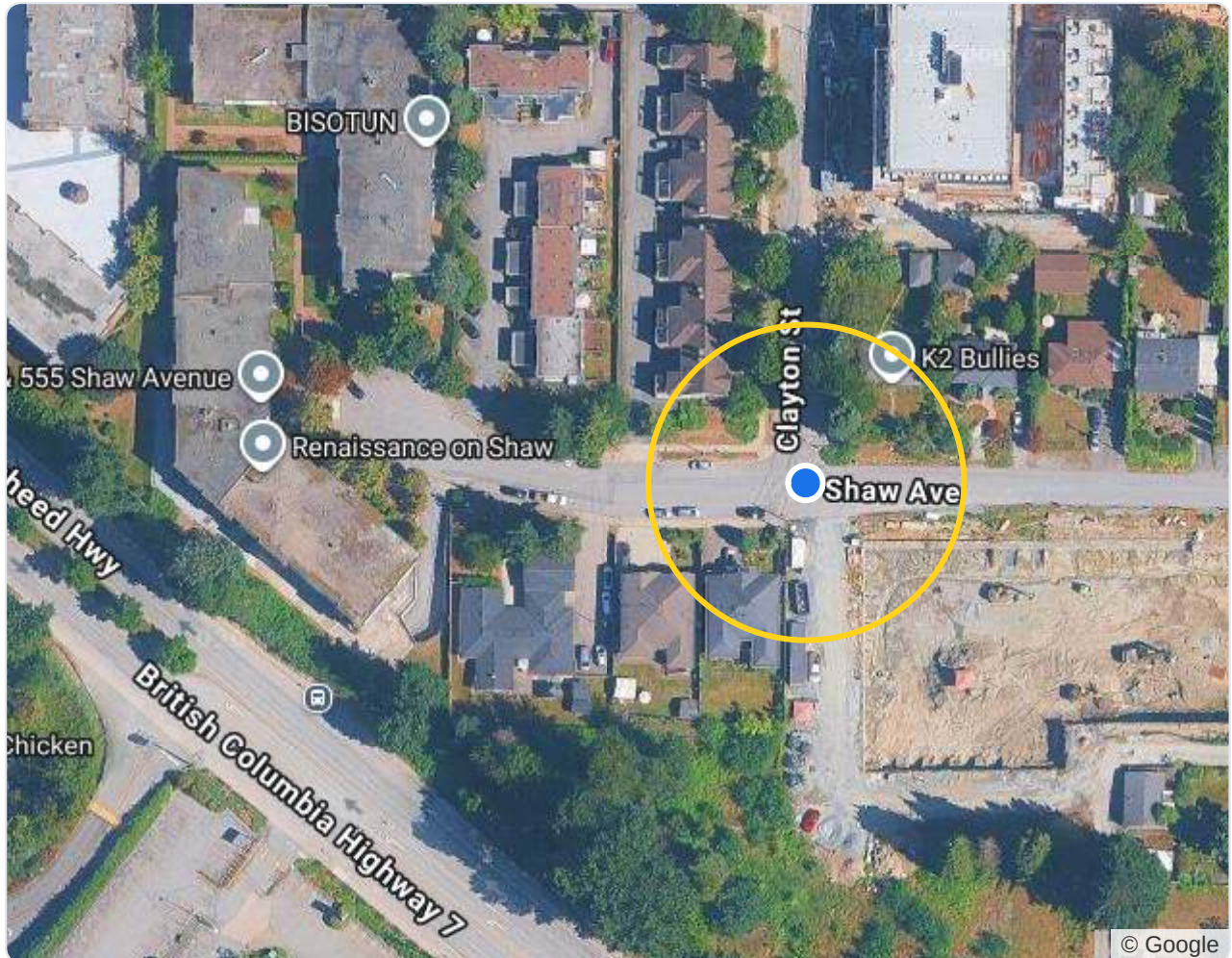
Amenities & Features

✓ None

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Coquitlam West



Exceptional — most errands on foot

41 dining

4 groceries

33 transit

5 parks

within a 10-minute walk (~800 m)



Gatineau Place — 10 min walk



H Mart — 310 m



Guilby Park — 220 m

*Walkability estimated from nearby amenities (OpenStreetMap). Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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