

BUILDING BROCHURE

STONEY CREEK

1486 Johnson St. · Coquitlam, BC V3E 2T1 · Westwood Plateau



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2 FOR SALE
FROM \$1,049,900

12-MO SOLD TREND
-3.2

Unit Mix

3 Bedroom

9 units
1,608 – 2,036 sf
from \$900,000

4 Bedroom

6 units
1,980 – 2,142 sf
from \$815,000

For Sale in Stoney Creek & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,249,000	4 / 4	2061 sf	\$606	19 1486 JOHNSON STREET
\$1,049,900	3 / 3	1893 sf	\$555	44 1486 JOHNSON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$900,000	3 / 3ba	1608 sf	\$560	2025-06-16
\$1,100,000	3 / 3ba	1874 sf	\$587	2025-05-11
\$1,100,000	4 / 4ba	1980 sf	\$556	2025-03-17
\$1,100,000	3 / 3ba	2036 sf	\$540	2025-02-24

Value & Financing

Price Positioning

\$580 /sq ft

Active listings here average **\$580/sf** vs **\$637/sf** across Westwood Plateau.

9% below area average

Mortgage Snapshot

\$5,028 /mo

Entry price (from) **\$1,049,900**

20% down payment **\$209,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 3	SUITES 52	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3226	MANAGEMENT Associa

Overview

Stoney Creek – 1486 Johnson Street, Coquitlam, BC V3E 2T1, LMS3226 – Nestled in the heart of Coquitlam. Just across the street, you'll find Panorama Heights Elementary, hiking trails and public transit. This central location is close to other schools such as Summit Middle School, Walton Elementary, Pinetree Secondary and Douglas College, churches, Town Center Park and tennis courts, Lafarge Lake, Evergreen Cultural Center, City Hall and public library. Just a few blocks away, you'll also find great shops at Coquitlam Center, grocery stores like Save-On-Foods, Shoppers Drug Mart, Safeway, London Drugs and Real Canadian Superstore, Starbucks Coffee and tons of restaurants. Now you don't need to go far to get everything you need! Built in 1998, Stoney Creek is a 52 unit town house complex that has been upgraded with the new rain screen technology. The units feature 9ft ceilings, beautiful crown mouldings, tons of windows and concrete tile roof. The open concept floor plan is excellent for entertaining and the outdoor patio area is perfect for relaxing and delicious barbecues. Enjoy the convenience of having a cozy gas fireplace, in-suite laundry and double parking garage with extra storage space. The basement is a great spot for a recreation area for you and your family to share. Lots of visitors parking are available for your guests as well. Great complex in a sought-after neighborhood – call this place your home today!

Amenities & Features

✓ None

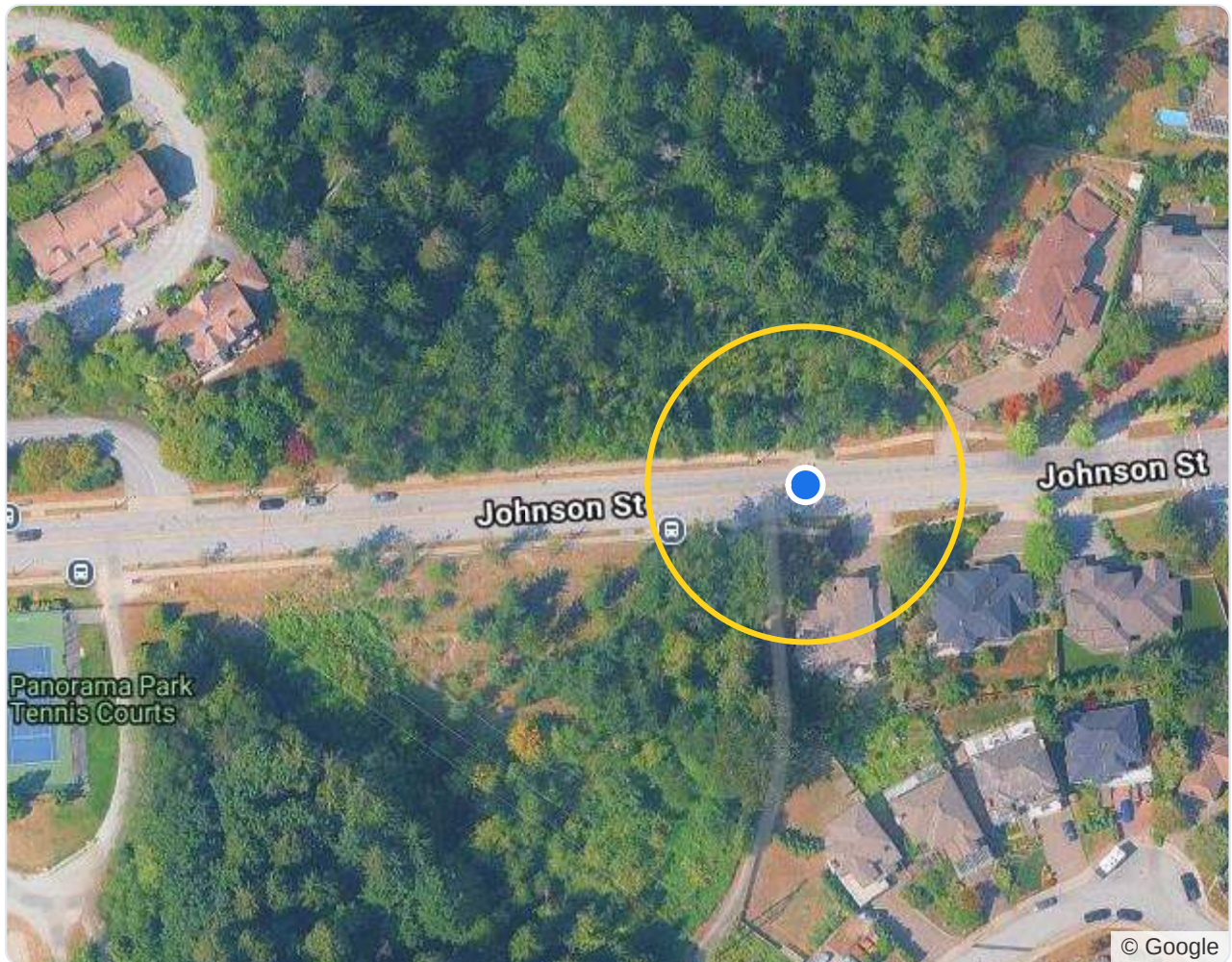
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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