

BUILDING BROCHURE

THE BENTON

1655 Grant Ave. · Port Coquitlam, BC V3B 7V1 · Glenwood PQ



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2 FOR SALE
FROM \$400,000

2 SOLD · 12 MO
\$475,000–\$495,000

12-MO SOLD TREND
-9.4

Unit Mix

1 Bedroom

10 units
759 – 790 sf
from \$333,000

2 Bedroom

18 units
890 – 1,113 sf
from \$400,000

For Sale in The Benton & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$409,999	1 / 1	759 sf	\$540	301 1655 GRANT AVENUE
\$400,000	1 / 1	780 sf	\$513	111 1655 GRANT AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$475,000	2 / 2ba	970 sf	\$490	2026-06-24
\$495,000	2 / 1ba	902 sf	\$549	2025-12-29
\$553,750	2 / 2ba	1113 sf	\$498	2025-07-29
\$522,500	2 / 2ba	1051 sf	\$497	2025-07-20

Value & Financing

Price Positioning

\$527 /sq ft

Active listings here average **\$527/sf** vs **\$689/sf** across Glenwood PQ.

24% below area average

Mortgage Snapshot

\$1,916 /mo

Entry price (from) **\$400,000**

20% down payment **\$80,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1995	LEVELS 4	SUITES 54	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1690	MANAGEMENT Teamwork Property Management Ltd

Overview

The Benton - 1655 Grant Avenue, Port Coquitlam, BC V3B 7V1, LMS1690 - Located on Grant Avenue and Vincent Street in the popular Glenwood area of Port Coquitlam - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. The notable landmarks around The Benton are Hyde Creek Recreation Center, Blakeburn Park, Carnoustie Golf Club and PoCo Trail. Direct access to Coast Meridian Road and West Coast Express allows for an easy commute to surrounding destinations including Vancouver, Port Moody and Pitt Meadows.

The Benton is close to Minnekhada Middle, Birchland Elementary and James Park Elementary Schools, École Des Pionniers, Early Learning Childcare Centre, Port Coquitlam Children's Centre and wide variety of restaurants including Sky Dragon and Murphy's Restaurants, Kisoya Sushi, Starbucks and many others. Just steps to Prairie Mall with Copper's Foods, TD Bank and Port Coquitlam Medical Clinic, minutes to Costco.

The Benton is a four level complex built in 1995. It consists of 54 units featuring spacious floor plan, large eat-in kitchen, cozy gas fireplace, covered balcony or huge covered patio for ground floor units, in-suite laundry and walk-in closet. Complex amenities include recreation center, gym, large lush grassy area, storage locker and secured underground parking. Maintenance fees include garbage pickup, gardening, gas, hot water, management and recreation facility. Don't miss your opportunity to own this amazing home.

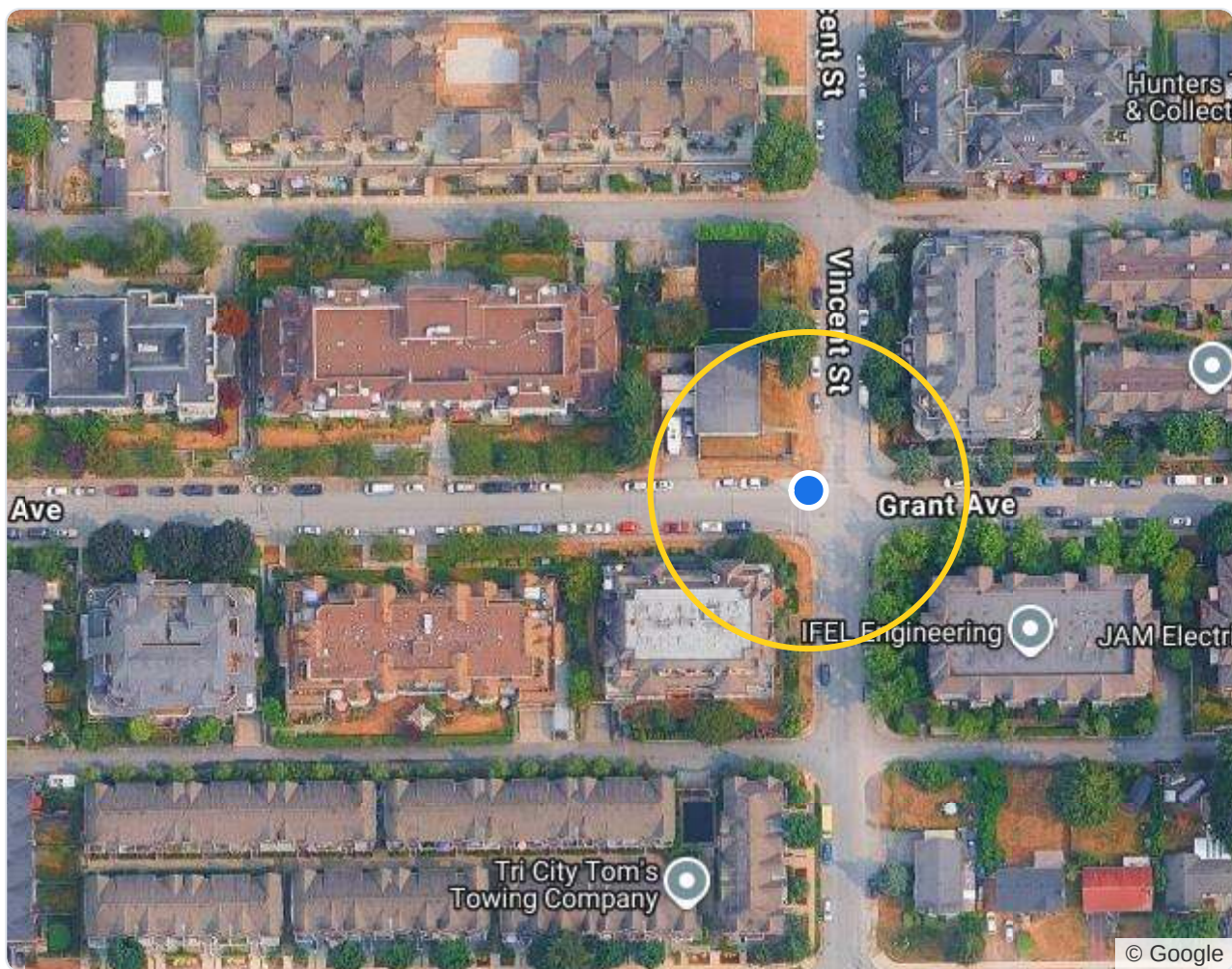
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ In Suite Laundry | ✓ Recreation Center |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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