

# VALORE ON THE PARK

2473 Atkins Ave. · Port Coquitlam, BC V3C 1Y9 · Central Pt Coquitlam



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**2** FOR SALE  
FROM \$349,000

12-MO SOLD TREND  
19.5

## Unit Mix

### Studio

3 units  
493 – 502 sf  
**from \$323,000**

### 1 Bedroom

12 units  
611 – 877 sf  
**from \$399,000**

### 2 Bedroom

1 unit  
877 – 877 sf  
**from \$549,000**

## For Sale in Valore On The Park & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS         |
|------------------|--------------|--------|-------|------------------------|
| <b>\$549,000</b> | 2 / 1        | 877 sf | \$626 | 102 2473 ATKINS AVENUE |
| <b>\$349,000</b> | — / 1        | 502 sf | \$695 | 206 2473 ATKINS AVENUE |

## Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE   | \$/SF | DATE       |
|------------|---------|--------|-------|------------|
| \$525,000  | 1 / 1ba | 736 sf | \$713 | 2024-10-18 |
| \$422,000  | — / 1ba | 493 sf | \$856 | 2024-04-25 |
| \$550,000  | 1 / 1ba | 718 sf | \$766 | 2023-08-05 |
| \$526,000  | 1 / 1ba | 611 sf | \$861 | 2023-03-28 |

## Value & Financing

### Price Positioning

**\$661** /sq ft

Active listings here average **\$661/sf** vs **\$727/sf** across Central Pt Coquitlam.

9% below area average

### Mortgage Snapshot

**\$1,671** /mo

Entry price (from) **\$349,000**

20% down payment **\$69,800**

Rate / amortization **5.24% · 25 yr**

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

|                                                      |                                         |                                             |                                         |
|------------------------------------------------------|-----------------------------------------|---------------------------------------------|-----------------------------------------|
| YEAR BUILT<br><b>2012</b>                            | LEVELS<br><b>4</b>                      | SUITES<br><b>30</b>                         | CONSTRUCTION<br><b>Frame - Wood</b>     |
| EXTERIOR<br><b>Wood</b>                              | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS1028</b>               | DEVELOPER<br><b>The Circadian Group</b> |
| ARCHITECT<br><b>Atelier Pacific Architecture Inc</b> |                                         | MANAGEMENT<br><b>Sutton Select Property</b> |                                         |

## Overview

Valore - 2473 Atkins Avenue, Port Coquitlam, BC, strata plan V3C 1Y9, - located in Central Port Coquitlam, near the crossroads Atkins Avenue and Reeve Street. Valore on the Park is just steps to the Coquitlam River, making it easy to get outdoors and enjoy the beauty of the Traboulay PoCo Trail, a perfect spot for an early morning jog, cycling, walking the dog or simply enjoying the fresh natural air. Gates Park is half a block away and the West Coast Express station is a seven-minute walk, easy access to Highway 1/Lougheed Highway. Port Coquitlam's Towne Centre and shopping, restaurants and everyday amenities. The nearest grocery store and Starbucks are 5-minute walk away. Shoppers Drug Mart, Dairy Queen and Scotia Bank are less than 5 minutes away. Tim Hortons is just around the corner. The Circadian development team built Valore in 2012. This four-level building has a frame-wood construction and full rain screen. There are 30 units in development and in strata. Valore is well-designed in European Craftsman style the architecture

utilizes sturdy, natural materials. This complex is designed to optimize natural light and maximize energy efficiency, making for effective, green design. Window size and placement utilizes passive solar energy to keep you warm in winter and provides natural lighting; strategic overhangs keep you cool all summer long. This building offers secure underground parking, social amenity room with kitchen, secure storage lockers and landscaped planters on the exterior of the building. Most of these one- and two-bedroom suites include nine-foot ceilings, a walk-in closet, work station and well-sized patio or balcony, laminate floors, in-suite laundry and stainless steel appliances. This building is under 2-5-10 home warranty.

## Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Elevator
- ✓ Storage

## Maintenance Fees Include

- ✓ Other

## Location





## Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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