

BUILDING BROCHURE

BLUE MOUNTAIN PLACE

1177 Howie Ave. · Coquitlam, BC V3J 1T9 · Central Coquitlam



Scan to view online



3 FOR SALE
FROM \$280,000

1 SOLD · 12 MO
\$355,000–\$355,000


12-MO SOLD TREND
15.4

Unit Mix

1 Bedroom

12 units
554 – 702 sf
from \$280,000

2 Bedroom

2 units
882 – 886 sf
from \$429,000

For Sale in Blue Mountain Place & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$429,000	2 / 1	882 sf	\$486	108 1177 HOWIE AVENUE
\$289,900	1 / 1	554 sf	\$523	313 1177 HOWIE AVENUE
\$280,000	1 / 1	554 sf	\$505	109 1177 HOWIE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$355,000	1 / 1ba	613 sf	\$579	2025-10-28
\$475,000	2 / 1ba	886 sf	\$536	2025-06-10
\$452,000	1 / 1ba	702 sf	\$644	2025-04-15
\$389,000	1 / 1ba	563 sf	\$691	2024-10-09

Value & Financing

Price Positioning

\$505 /sq ft

Active listings here average \$505/sf vs \$796/sf across Central Coquitlam.

37% below area average

Mortgage Snapshot

\$1,341 /mo

Entry price (from) \$280,000

20% down payment \$56,000

Rate / amortization 5.24% · 25 yr

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

YEAR BUILT 1982	LEVELS 3	SUITES 47	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS1803	

Overview

Blue Mountain Place - 1177 Howie Avenue, Coquitlam, BC V3J 1V1, NWS1803 - located in Central Coquitlam, near the crossroads Howie Avenue and Gatensbury Street. Blue Mountain Place is walking distance from Como Lake Middle School, Blue Mountain Park, Precious Mind Montessori School, Roy Stibbs Elementary, Future Kids Daycare Centre, Lord Baden-Powell Elementary School, Sunny gate Montessori School, Little Treasures Daycare, Alderson Elementary, Traditional Learnign Academy, Maillard Middle School, Rochester Elementary School, Dance Academy, Curves, 7-elevel, Sonah Medspa, Canada Safeway Limited and CIBC Branch. The restaurants in the neighbourhood are Sokela Restaurant & Lounge, Pizza Hut, Golden Boot Cafe, Joey Beenz Coffee Bar, Me-n-Ed's, Lucky Cafe Chinese and Domino's Pizza. Como Lake, Mundy Park with its amenities and Lougheed Town Centre within a short drive distance. The bus stops near the complex and Lougheed Skytrain Station is a 6-minute drive away. This development has easy access to Lougheed Hwy and Trans-Canada Hwy1. Blue Mountain Place was built in 1982 with a frame-wood construction and wood exterior finishing. There are 47 units in development and in strata. This three level building features gated underground parking, shared laundry and an outdoor swimming pool. Most homes offer spacious rooms, carpets, balconies and in-suite storage. Some units feature in-suite laundry and private patios. This complex has new pipes from 2005 and new roof from 2010.

Amenities & Features

- | | |
|------------------|-----------------|
| ✓ Elevator | ✓ Pool; Outdoor |
| ✓ Shared Laundry | |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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