

BUILDING BROCHURE

THE COURTYARDS - 1195 FALCON BUILDING

1195 Falcon Dr. · Coquitlam, BC V3E 2H1 · Eagle Ridge CQ



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1 FOR SALE
FROM \$920,000

6 SOLD · 12 MO
\$850,000–\$935,000

12-MO SOLD TREND
3.3

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

3 Bedroom

21 units
1,625 – 1,806 sf
from \$760,000

4 Bedroom

3 units
1,661 – 1,796 sf
from \$685,000

For Sale in The Courtyards - 1195 Falcon Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$920,000	3 / 3	1681 sf	\$547	50 1195 FALCON DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$852,500	3 / 3ba	1701 sf	\$501	2026-04-29
\$920,000	3 / 3ba	1707 sf	\$539	2026-04-03
\$855,000	3 / 3ba	1806 sf	\$473	2026-03-16
\$850,000	4 / 3ba	1796 sf	\$473	2026-02-19

Value & Financing

Price Positioning

\$547 /sq ft

Active listings here average **\$547/sf** vs **\$741/sf** across Eagle Ridge CQ.

26% below area average

Mortgage Snapshot

\$4,406 /mo

Entry price (from) **\$920,000**

20% down payment **\$184,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1986	LEVELS 3	SUITES 80	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2210	

Overview

The Courtyards 1195 Falcon Drive, Coquitlam, BC V3E 2H1, NWS2210. Nestled on a quiet cul-de-sac street on the border of Coquitlam and Port Moody. This central location is walking distance to

recreation facilities, Coquitlam Aquatic Center, Lafarge Lake, Eagle Ridge Hospital, Thrifty's, Save-On-Foods, Best Buy, library, church and transportation. It is great for children of all ages as well with excellent schools and room for street hockey close by. Enjoy dining or boating at Newport Village just minutes away, along with Burrad Inlet and fabulous shops at Coquitlam Shopping Restaurant. The Courtyards is a family-oriented 80 unit complex built in 1986. Upgrades and improvements were done for your peace of mind. This well maintained and well managed complex features a playground area for the kids, recreation center and additional visitor parking. Enjoy beautiful mountain views from your private balcony and great BBQs or family gatherings in your fenced yard and patio. The cozy fireplace will definitely keep you warm during those cold winter nights. In-suite laundry, huge storage space and secured parking are provided as well for your convenience. Don't miss out on this great family home!

Amenities & Features

✓ None

Maintenance Fees Include

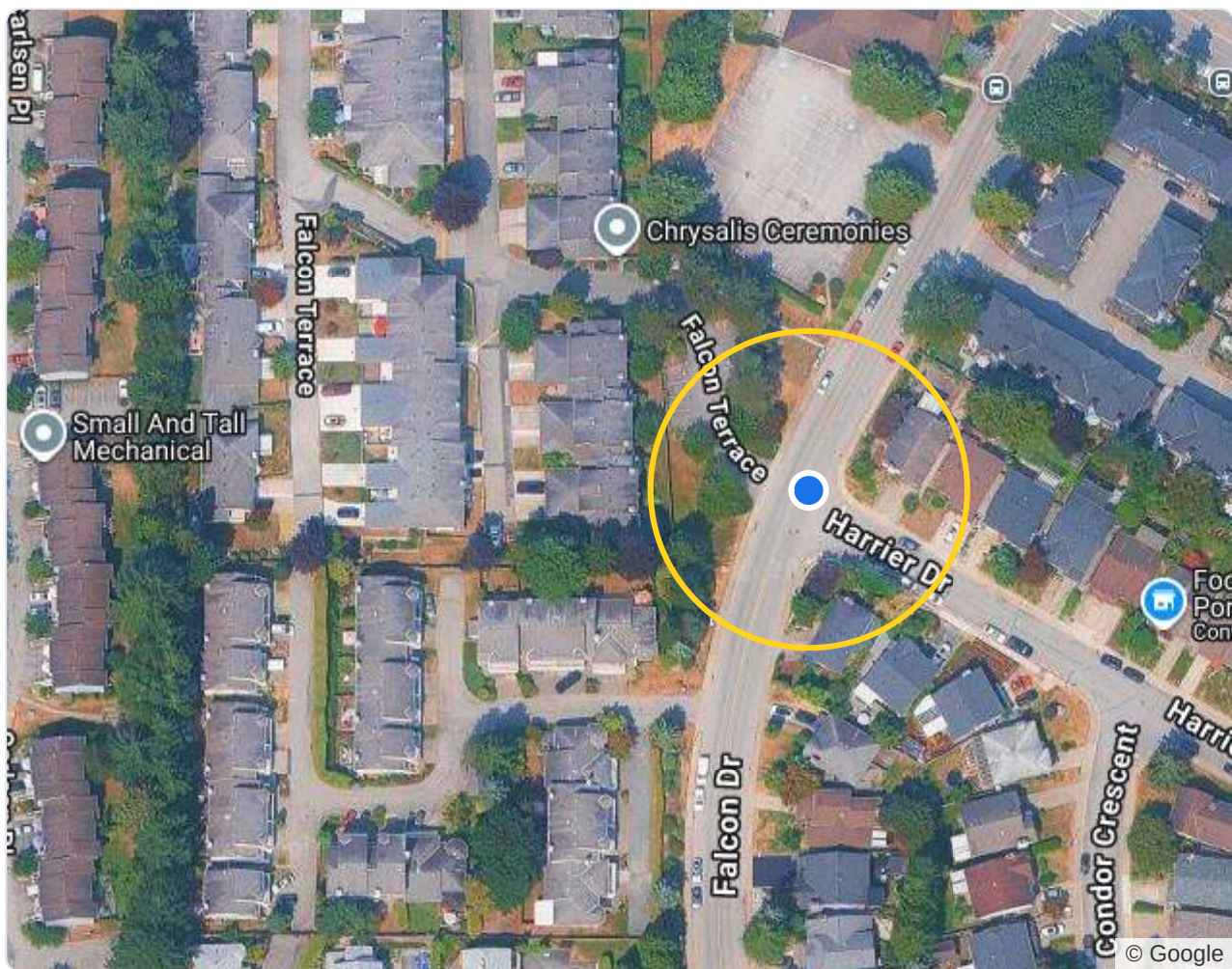
✓ Garbage Pickup

✓ Management

✓ Gardening

✓ Recreation Facility

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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