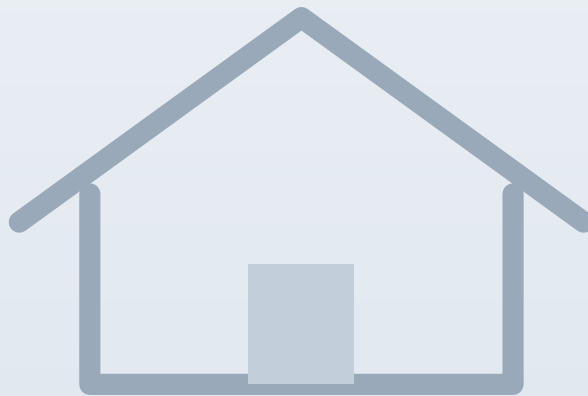


PLACE FOUNTAINBLEU

1201 Brunette Ave. · Coquitlam, BC V3K 6W2 · Maillardville



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1 FOR SALE
FROM \$695,000



Unit Mix

1 Bedroom

6 units
588 – 663 sf
from \$334,500

2 Bedroom

35 units
961 – 1,444 sf
from \$495,000

3 Bedroom

8 units
1,140 – 1,206 sf
from \$535,000

For Sale in Place Fountainbleu & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$695,000	2 / 3	1270 sf	\$547	1 1215 BRUNETTE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	2 / 2ba	1209 sf	\$550	2025-08-26
\$700,000	2 / 2ba	1148 sf	\$610	2025-08-12
\$695,000	3 / 2ba	1158 sf	\$600	2025-07-04
\$661,000	2 / 2ba	1068 sf	\$619	2025-05-05

Value & Financing

Price Positioning

\$547 /sq ft

Active listings here average **\$547/sf** vs **\$1185/sf** across Maillardville.

54% below area average

Mortgage Snapshot

\$3,329 /mo

Entry price (from) **\$695,000**

20% down payment **\$139,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1996	LEVELS 2	SUITES 130	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS343	MANAGEMENT Warrington Pci Management

Overview

Place Fountainbleu - 1201 Brunette Ave, Coquitlam, BC V3K 6W2, Canada. Strata Plan LMS343. Crossroads are Brunette Avenue and Laval Street located in Coquitlam. This townhouse is 2 storeys with 130 units. Completed 1996. Maintenance fees include caretaker, garbage pickup, gardening, gas and management.

Nearby Schools are Montgomery Middle School, Vanier Centre, Carver Christian High School, Iqra School, Burnaby Mountain Secondary School, Dr. Charles Best Secondary School, Cariboo Hill

Secondary School, Port Moody Secondary School, New Westminster Secondary School, John Knox Christian School, Centennial Secondary and Kwantlen Park Secondary School.

Supermarkets and Grocery Stores nearby are Safeway, Sumbul Super Market, Sidhu Supermarket, Mostsfa Supermarket, T&T Supermarket, Buy-Low Foods and Surabhi Store. Nearby parks include Mackin Park, Blue Mountain Park and Como Lake Park. Short drive to Coquitlam Central and Burquitlam Station.

Amenities & Features

- ✓ Garden

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Gas

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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