

BUILDING BROCHURE

PLACE FOUNTAIN BLEAU - 1242 BRUNETTE BUILDING

1242 Brunette Ave. · Coquitlam, BC V3K 6W2 · Maillardville



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1 FOR SALE
FROM \$695,000

12-MO SOLD TREND
-6.5

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



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
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For Sale in Place Fountain Bleau – 1242 Brunette Building & 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 \$733/sf across Maillardville. 25% below area average	Mortgage Snapshot \$3,329 /mo Entry price (from) \$695,000 20% down payment \$139,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1992	LEVELS 3	SUITES 130	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS343	MANAGEMENT Warrington Pci Management

Overview

Place Fountainebleau - 1242 Brunette Avenue, Coquitlam, BC V3K 6W2, LMS343 - Located on Brunette Avenue and Laval Street in the popular Maillardville subarea of Coquitlam, close to Superstore, Silvercity Theatres, Crash Crawly's Adventure Fun Centre and Ikea. The notable landmarks around Place Fountainebleau are Mackin Park and Rochester Park. Easy access to Highway 1 and other major routs allows for an easy commute to surrounding destinations including Burnaby, Vancouver and Surrey.

Place Fountainebleau is close to Millside Elementary, Rochester Elementary, Maillard Middle and Centennial Secondary Schools, Hi and Bye Daycare, Precious Minds Montessori School, Place Des Arts and wide variety of restaurants including Boston Pizza, My Greek Taverna, Tada Sushi and many others.

There are 126 residential strata lots in 8 buildings and a gatehouse that has additional 4 strata units. Place Fountainebleau on 1242 Brunette Avenue is a three level complex built in 1992. Its units featuring open layout, gas fireplace, in-suite laundry, fenced patio or deck. Complex amenities include storage locker, bike room, secure underground parking, elevator and playground. Maintenance fees include caretaker, garbage pickup, gardening, gas and management. Don't miss your opportunity to own this amazing home.

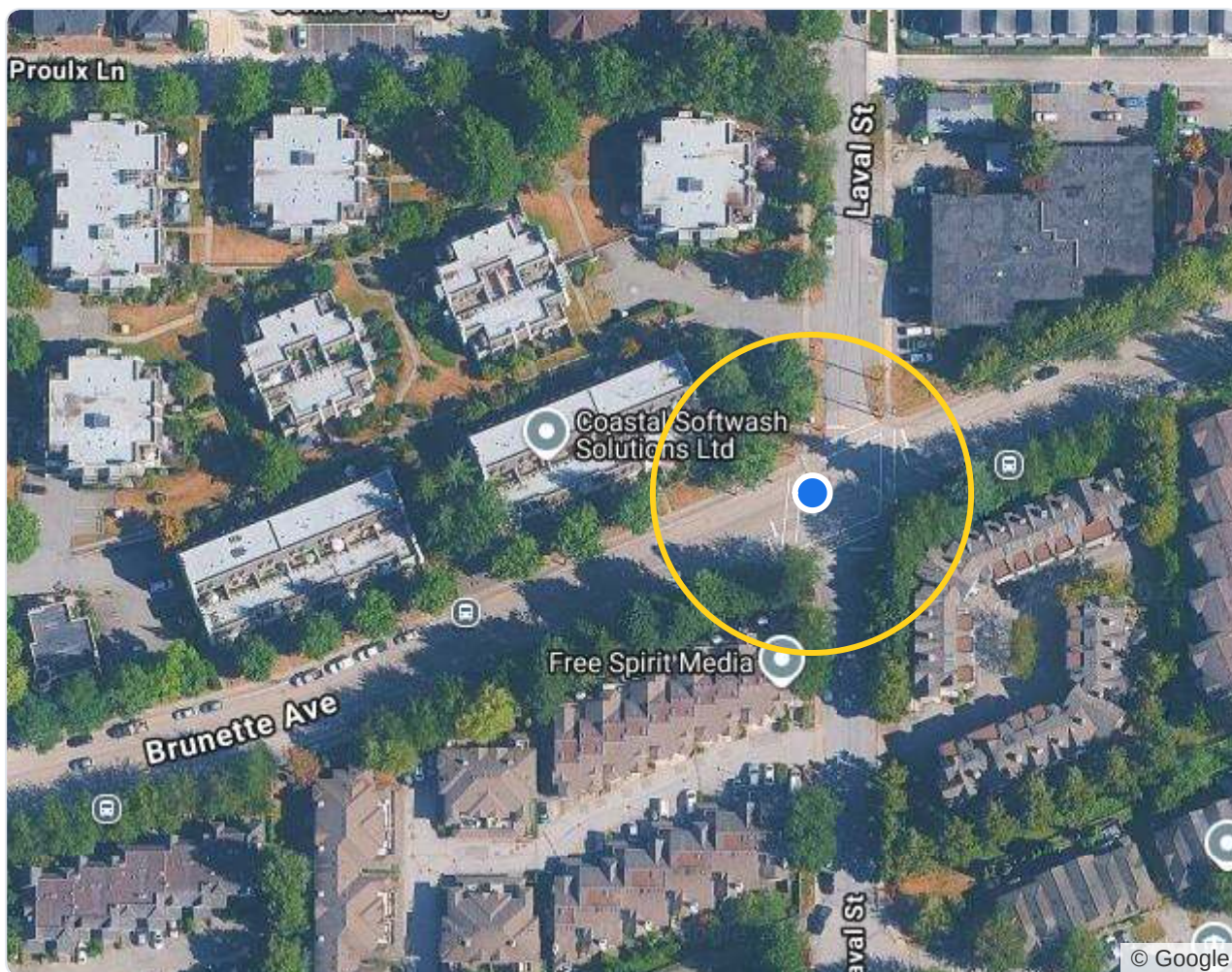
Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Bike Room | ✓ In Suite Laundry |
| ✓ Playground | |

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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