

BUILDING BROCHURE

BEMONT-WEST

1411 Collins Rd. · Coquitlam, BC V3E 0A9 · Burke Mountain



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2 FOR SALE
FROM \$1,099,000

12-MO SOLD TREND
27.9

Unit Mix

4 Bedroom

12 units

1,734 – 1,807 sf

from \$860,000

For Sale in BEMONT-WEST & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,149,500	4 / 3	1807 sf	\$636	1437 COLLINS ROAD
\$1,099,000	4 / 3	1734 sf	\$634	1427 COLLINS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,100,000	4 / 3ba	1744 sf	\$631	2025-06-07
\$1,249,000	4 / 3ba	1807 sf	\$691	2024-03-07
\$1,225,000	4 / 3ba	1807 sf	\$678	2023-03-22
\$1,110,000	4 / 3ba	1807 sf	\$614	2023-02-06

Value & Financing

Price Positioning

\$635 /sq ft

Active listings here average **\$635/sf** vs **\$640/sf** across Burke Mountain.

In line with the area

Mortgage Snapshot

\$5,263 /mo

Entry price (from) **\$1,099,000**

20% down payment **\$219,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2009	LEVELS 2	SUITES 20	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3382	

Overview

Welcome to Bemont-West. Bemont-West is a boutique 20-home strata residence located at 1411 Collins Road in Coquitlam, in the Burke Mountain neighbourhood. Completed in 2009, it is registered under Strata Plan BCS3382 and held as Freehold Strata. It sits near the intersection of Collins Road & Watkins Avenue.

Residents enjoy an array of amenities including none, detached lane access rear access parking and baseboard / electric heating.

Set in Burke Mountain, Coquitlam, Bement-West offers greenbelt, private setting and recreation nearby. Explore floor plans, prices, availability, MLS listings and full building details on BCCondos.net.

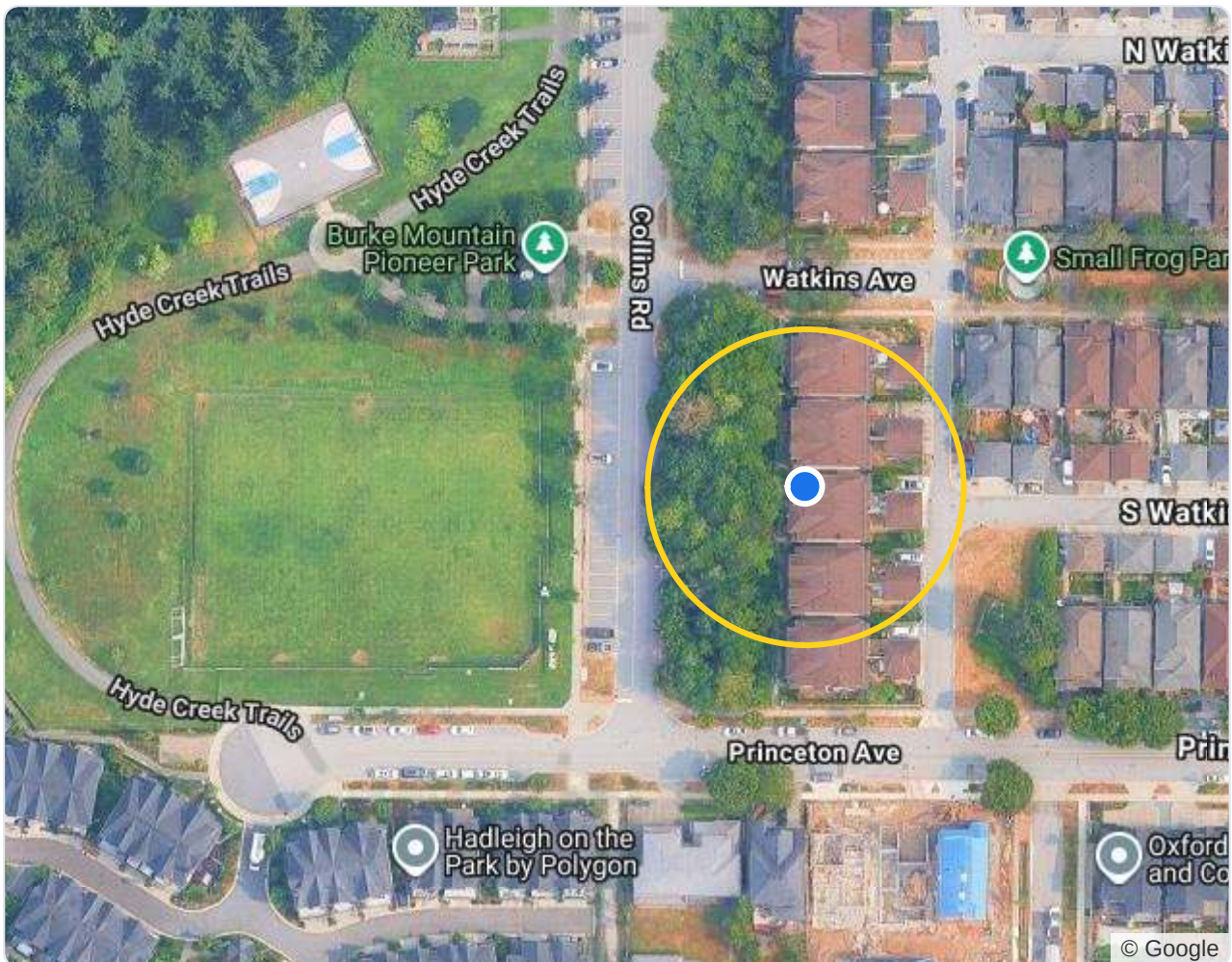
Amenities & Features

✓ None

Maintenance Fees Include

✓ Management

Location



Les Twarog

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