

BUILDING BROCHURE

# MONTREUX - 1428 PARKWAY BUILDING

1428 Parkway Blvd. · Coquitlam, BC V3E 3L8 · Westwood Plateau



Scan to view online



**2** FOR SALE  
FROM \$459,000

**4** SOLD · 12 MO  
\$570,000-\$687,000

  
12-MO SOLD TREND  
-17.1

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



# Unit Mix

|                                                                      |                                                                         |                                                                          |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>1 Bedroom</b><br>2 units<br>657 – 669 sf<br><b>from \$459,000</b> | <b>2 Bedroom</b><br>63 units<br>809 – 1,195 sf<br><b>from \$497,000</b> | <b>3 Bedroom</b><br>2 units<br>1,134 – 1,163 sf<br><b>from \$800,000</b> |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------|

## For Sale in Montreux - 1428 Parkway Building & Complex

2 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS             |
|------------------|--------------|--------|-------|----------------------------|
| <b>\$639,900</b> | 2 / 2        | 855 sf | \$748 | 408 1428 PARKWAY BOULEVARD |
| <b>\$459,000</b> | 1 / 1        | 657 sf | \$699 | 201 1432 PARKWAY BOULEVARD |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$580,000</b> | 2 / 2ba | 950 sf | \$611 | 2026-06-14 |
| <b>\$570,000</b> | 2 / 2ba | 908 sf | \$628 | 2026-05-28 |
| <b>\$687,000</b> | 2 / 2ba | 989 sf | \$695 | 2026-04-09 |
| <b>\$605,000</b> | 2 / 2ba | 847 sf | \$714 | 2025-10-20 |

## Value & Financing

|                                                                                                                                                                             |                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$724</b> /sq ft<br>Active listings here average <b>\$724/sf</b> vs <b>\$682/sf</b> across Westwood Plateau.<br><b>6% above area average</b> | <b>Mortgage Snapshot</b><br><b>\$2,198</b> /mo<br>Entry price (from) <b>\$459,000</b><br>20% down payment <b>\$91,800</b><br>Rate / amortization <b>5.24% · 25 yr</b><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                  |                                                |                                      |                                                           |
|----------------------------------|------------------------------------------------|--------------------------------------|-----------------------------------------------------------|
| <b>YEAR BUILT</b><br><b>1998</b> | <b>LEVELS</b><br><b>4</b>                      | <b>SUITES</b><br><b>190</b>          | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>                |
| <b>EXTERIOR</b><br><b>Vinyl</b>  | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>LMS3290</b> | <b>MANAGEMENT</b><br><b>Pacific Quorum Properties Inc</b> |

## Overview

---

Montreux “ 1428 Parkway Blvd, Coquitlam, BC V3E 3L8, LMS3290 ” Nestled in Coquitlam’s most sought after Westwood Plateau area. Centrally located steps away from great shopping, excellent schools such as Panorama Heights Elementary, Summit Middle and Pinetree Secondary Schools and Douglas College Coquitlam campus, parks, public transportation, restaurants and Starbucks Coffee. Montreux is a Whistler-inspired 190 unit complex located at 1420, 1428, 1432 and 1438 Parkway Blvd built in 1999. This beautiful complex has been designed with distinction by a professional designer and features stunning views of Mt. Baker and Fraser Valley. The stunning outdoor pool and hot tub overlooking the valley below, as well as a gorgeous recreation facility with exercise center, this complex will surely impress you. This fully rain screened building also offers an elevator and plenty of guests parking. The units boast a spacious kitchen with quality appliances, tons of counter space, breakfast bar, maple cabinets and pantry. You will definitely love the cozy gas fireplace during those cold winter nights. Enjoy year round BBQs from your large balcony. An in-suite laundry, storage locker and Underground security monitored parking are provided for your convenience as well. Don’t miss the chance to live in this fabulous complex in a prestigious neighborhood!

## Amenities & Features

---

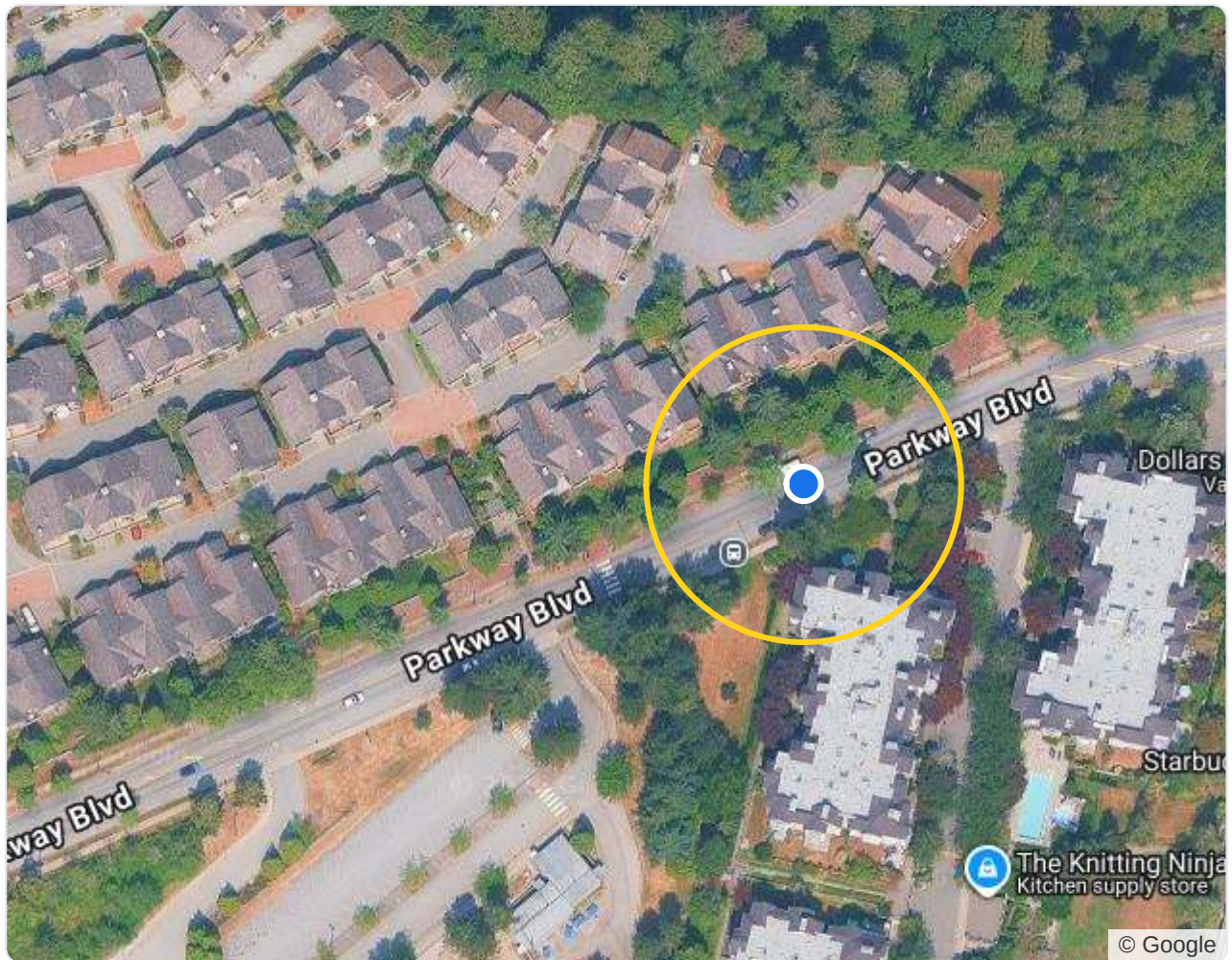
- |                     |                   |
|---------------------|-------------------|
| ✓ Elevator          | ✓ Exercise Centre |
| ✓ In Suite Laundry  | ✓ Pool; Outdoor   |
| ✓ Swirlpool/hot Tub |                   |

## Maintenance Fees Include

---

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

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing  
scan or call