

BUILDING BROCHURE

PARKVIEW PLACE – 2109 ROWLAND BUILDING

2109 Rowland St. · Port Coquitlam, BC V3C 6J4 · Central Pt Coquitlam



4 FOR SALE
FROM \$479,900

3 SOLD · 12 MO
\$465,000–\$495,000



Unit Mix

1 Bedroom

2 units
871 – 919 sf
from \$418,000

2 Bedroom

37 units
844 – 1,223 sf
from \$400,000

For Sale in Parkview Place - 2109 Rowland Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$555,000	2 / 2	1039 sf	\$534	222 2109 ROWLAND STREET
\$549,000	2 / 2	1067 sf	\$515	323 2109 ROWLAND STREET
\$524,000	2 / 2	1024 sf	\$512	322 2109 ROWLAND STREET
\$479,900	2 / 2	982 sf	\$489	125 2109 ROWLAND STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$495,000	2 / 2ba	970 sf	\$510	2026-05-19
\$495,000	2 / 2ba	934 sf	\$530	2026-03-22
\$465,000	2 / 2ba	852 sf	\$546	2026-03-16
\$555,000	2 / 2ba	1035 sf	\$536	2025-07-17

Value & Financing

Price Positioning

\$512 /sq ft

Active listings here average **\$512/sf** vs **\$709/sf** across Central Pt Coquitlam.

28% below area average

Mortgage Snapshot

\$2,298 /mo

Entry price (from) **\$479,900**

20% down payment **\$95,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 3	SUITES 91	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1524	MANAGEMENT Profile Properties Ltd.

Overview

Parkview Place - 2109 Rowland Street, Port Coquitlam, BC V3C 6J4, LMS1524 - located in Central Port Coquitlam, near the crossroads Rowland Street and Pitt River Road. Parkview Place is walking distance to Riverside Secondary, Central Elementary, Touchpoint Institute of Reflexology,

Port Coquitlam-Terry Fox Library, Fraser Valley Regional Library, SD No43 Pitt River Middle and Stage 1 Dance Centre. Twon Centre Skatepark, Port Coquitlam Trainbus, Aggie Park, Catholic Churches & Institutions, Terry Fox Secondary School, Blakeburn Elementary School and Blakeburn Park are within minutes of drive. There are a lot of restaurants in the neighbourhood for your enjoyment: Pajo's Fish & Chips, Persian Empire Cuisine, Megabite Pizza, Koi Japanese, Earls and Namaste Indian. Parkview Place was built in 1994 with a frame-wood construction and full rain screen. There are 91 units in development and in strata. This building offers wheelchair access, a club house, in-suite laundry and secure underground parking. Most homes feature gas fireplaces, 9' ceilings, a patio/balcony, storage lockers and laminate floors.

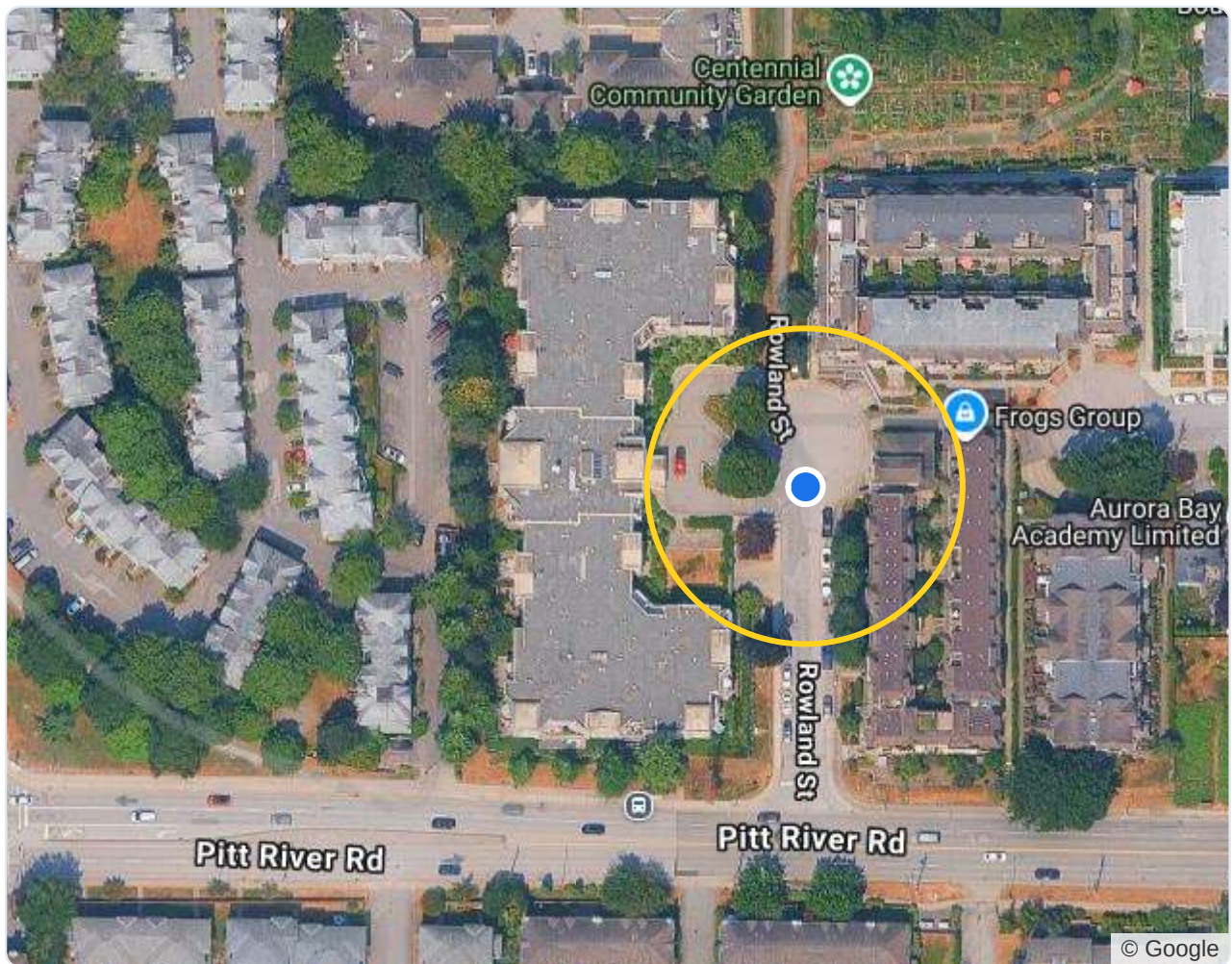
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Heat | ✓ Management |
| ✓ Recreation Facility | ✓ Snow Removal |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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