

BUILDING BROCHURE

# DEERCREST

2979 Panorama Dr. · Coquitlam, BC V3E 2W8 · Westwood Plateau



Scan to view online



**1** FOR SALE  
FROM \$1,299,900

**5** SOLD · 12 MO  
\$1,120,000–\$1,200,000

12-MO SOLD TREND  
-12.3

# Unit Mix

|                                                                           |                                                                            |                                                                            |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>3 Bedroom</b><br>46 units<br>2,296 – 2,980 sf<br><b>from \$893,000</b> | <b>4 Bedroom</b><br>7 units<br>2,285 – 2,871 sf<br><b>from \$1,178,000</b> | <b>5 Bedroom</b><br>2 units<br>2,964 – 3,111 sf<br><b>from \$1,085,000</b> |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|

# For Sale in Deercrest & Complex

1 currently active

| ASKING             | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS          |
|--------------------|--------------|---------|-------|-------------------------|
| <b>\$1,299,900</b> | 3 / 3        | 2532 sf | \$513 | 121 2979 PANORAMA DRIVE |

# Recently Sold in this Building

| SOLD PRICE         | BEDS    | SIZE    | \$/SF | DATE       |
|--------------------|---------|---------|-------|------------|
| <b>\$1,140,000</b> | 3 / 4ba | 2971 sf | \$384 | 2026-07-01 |
| <b>\$1,120,000</b> | 3 / 4ba | 2552 sf | \$439 | 2026-06-04 |
| <b>\$1,200,000</b> | 3 / 4ba | 2830 sf | \$424 | 2026-05-30 |
| <b>\$1,200,000</b> | 3 / 3ba | 2422 sf | \$495 | 2026-03-13 |

# Value & Financing

|                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><b>\$513</b> /sq ft<br>Active listings here average <b>\$513/sf</b> vs <b>\$664/sf</b> across Westwood Plateau.<br><b>23% below area average</b> | <b>Mortgage Snapshot</b><br><b>\$6,226</b> /mo<br>Entry price (from) <b>\$1,299,900</b><br>20% down payment <b>\$259,980</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>1996</b> | <b>LEVELS</b><br><b>3</b>                      | <b>SUITES</b><br><b>158</b>          | <b>CONSTRUCTION</b><br><b>Frame - Wood</b>                 |
| <b>EXTERIOR</b><br><b>Wood</b>   | <b>TITLE TO LAND</b><br><b>Freehold Strata</b> | <b>STRATA PLAN</b><br><b>LMS1222</b> | <b>MANAGEMENT</b><br><b>Bayside Property Services Ltd.</b> |

## Overview

Deercreek - 2979 Panorama Drive, Coquitlam V3E 2W5, LMS1222 - located in the popular Westwood Plateau area of Coquitlam, nestled on a forested mountainside along Noon Creek. This central location is close to grocery stores, banks, coffee shops, recreation, medical services, childcare services and Coquitlam Centre with a myriad of retail stores and specialty services - The Bay, Sears, London Drugs, Future Shop and more. Also close to busses and West Coast Express, Lougheed Highway and Mary Hill Bypass allowing easy commuting to surrounding destinations including Vancouver, New Westminster and Surrey. Panorama Heights and Bramblewood Elementary schools are just a short stroll away. Several Secondary Schools are located just over a kilometre away.

Built in 1996, Deercrest is a townhouse community of 158 units featuring functional openfloor layouts, bright living areas, large windows, cosy gas fireplaces, gourmet kitchens, in-suite laundries, walk-in closets, balconies, covered decks and parking. Some homes boast beautiful views. Complex amenities include clubhouse, exercise centre, outdoor pool and whirlpool. Maintenance fees include caretaker, garbage pickup, gardening, management and recreation facility.

Deercrest - tranquil surroundings, close to shopping, schools and recreation - move here today!

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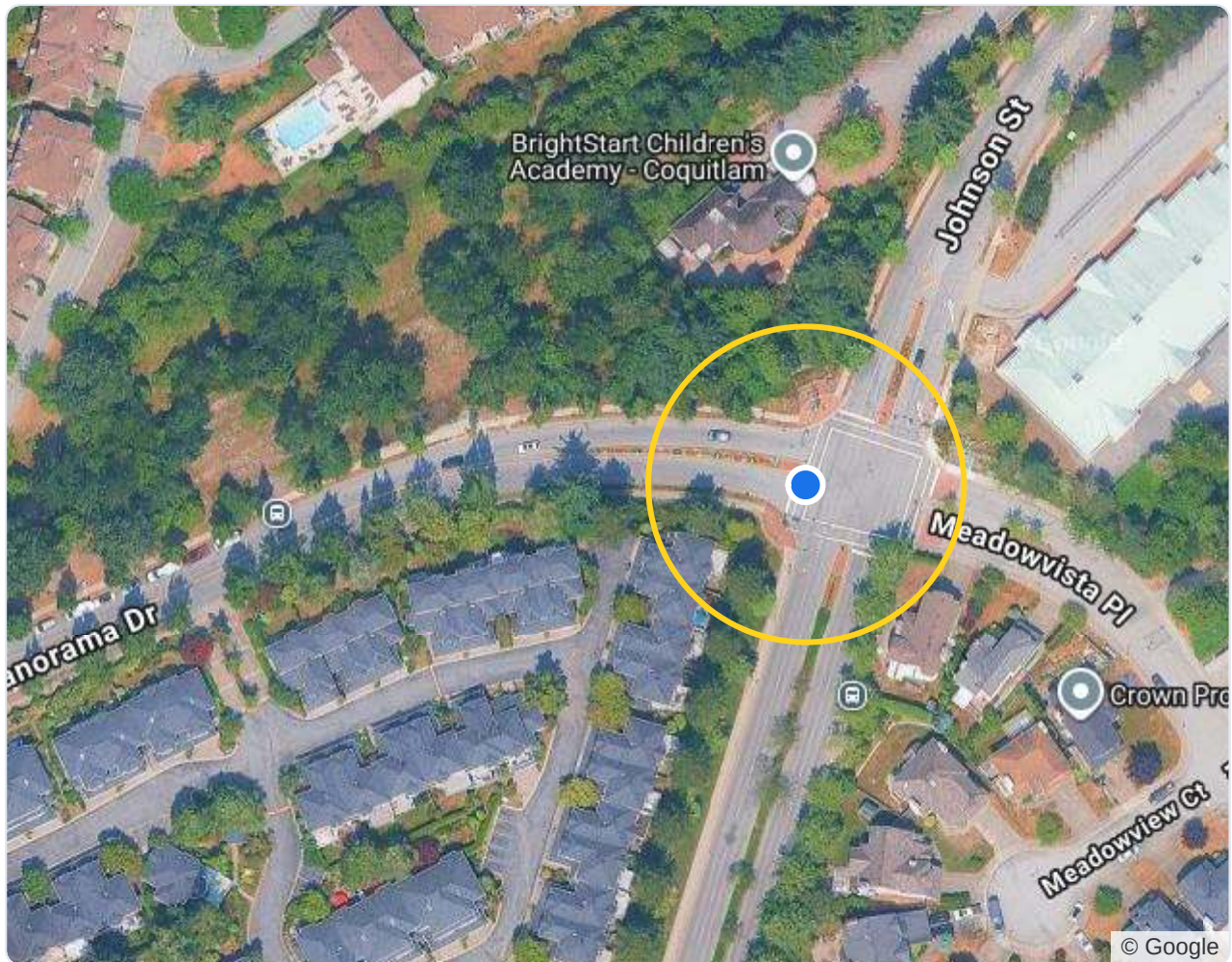
## Amenities & Features

- |                 |                     |
|-----------------|---------------------|
| ✓ Club House    | ✓ Exercise Centre   |
| ✓ Pool; Outdoor | ✓ Swirlpool/hot Tub |

## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Management

## Location



**Les Twarog**

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