

BUILDING BROCHURE

PRINCESS GATE - 2985 PRINCESS BUILDING

2985 Princess Cres. · Coquitlam, BC V3B 7P3 · Canyon Springs



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7 FOR SALE
FROM \$439,900

7 SOLD · 12 MO
\$530,000-\$569,000


12-MO SOLD TREND
-11.7

Unit Mix

1 Bedroom

8 units

740 – 1,115 sf

from \$439,900

2 Bedroom

54 units

974 – 1,208 sf

from \$470,000

For Sale in Princess Gate – 2985 Princess Building & Complex

7 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$629,900	2 / 2	1147 sf	\$549	218 2985 PRINCESS CRESCENT
\$539,900	2 / 2	1011 sf	\$534	307 2985 PRINCESS CRESCENT
\$529,000	2 / 2	1005 sf	\$526	330 2995 PRINCESS CRESCENT
\$474,800	2 / 2	1011 sf	\$470	207 2985 PRINCESS CRESCENT
\$459,900	1 / 1	1115 sf	\$412	315 2985 PRINCESS CRESCENT
\$459,900	1 / 1	754 sf	\$610	418 2995 PRINCESS CRESCENT
\$439,900	1 / 1	749 sf	\$587	211 2985 PRINCESS CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$530,000	2 / 2ba	1134 sf	\$467	2026-07-16
\$569,000	2 / 2ba	1104 sf	\$515	2026-06-03
\$540,000	2 / 2ba	1024 sf	\$527	2026-04-27
\$537,500	2 / 2ba	1024 sf	\$525	2026-03-12

Value & Financing

Price Positioning

\$527 /sq ft

Active listings here average \$527/sf vs \$702/sf across Canyon Springs.

25% below area average

Mortgage Snapshot

\$2,107 /mo

Entry price (from) **\$439,900**

20% down payment **\$87,980**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1994	LEVELS 4	SUITES 187	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN LMS908	MANAGEMENT First Service Residential

Overview

Princess Gate - 2985 Princess Crescent, Coquitlam, BC V3B 7R4, LMS908 - located in Canyon Springs, near the crossroads Princess Crescent and Town Centre Boulevard. Princess Gate is just steps to Douglas College, Aquatic Centre with its Cafe, Pinetree Secondary School and Walton Elementary School. Lafrage Lake, Coquitlam Public Library, Coquitlam Centre, Starbucks Coffee, Save-on-Foods, Gleneagle Secondary School, Eagle Ridge Tennis Courts, Eagle Ridge Outdoor Pool and Scott Creek Middle School are within minutes from the complex. The restaurants in the neighbourhood are Tim Hortons, Freshslice Pizza, Keg Steakhouse & Bar, Sui Sha Ya Japanese, Taco Bell, Kam Ding Seafood, Pho Hoa, White Spot and Boston Pizza. The bus stops near the complex and Coquitlam Central Trainbus Station is just minutes away. Princess Gate was built in 1994 with a frame-wood construction and stucco exterior finishing. There are 187 units in development and in strata. This four-level building has full rain screen. This complex consists of two buildings at 2985 Princess Crescent and 2995 Princess Crescent where you can enjoy life. This peaceful aged 55+ building offers its residents great amenities that include an impressive lap pool with whirlpool, a gym, guest lounge with a dance floor, a cozy pub complete with big screen TV, billiards, shuffleboard, 3 fully finished suites for your overnight guests, a grand children's playroom, workshop, crafts room, beautifully landscaped courtyards. This building is well secured for your peace of mind, with secured entrances as well as secured parking and panic buttons in every room. Most homes offer laminate floors, 9' ceilings, spacious rooms, a gas fireplace and a balcony.

Amenities & Features

- ✓ Bike Room
- ✓ Guest Suite
- ✓ Recreation Center
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Swirlpool/hot Tub

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gas
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Heat
- ✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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