

BUILDING BROCHURE

FERNLEAF PLACE - 1210 FALCON BUILDING

1210 Falcon Dr. · Coquitlam, BC V3E 2E5 · Upper Eagle Ridge



Scan to view online



1 FOR SALE
FROM \$998,000

12-MO SOLD TREND
-3.5

Unit Mix

3 Bedroom

2 units
2,009 – 2,125 sf
from \$999,999

4 Bedroom

2 units
1,941 – 2,107 sf
from \$998,000

For Sale in Fernleaf Place - 1210 Falcon Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$998,000	4 / 3	1941 sf	\$514	110 1210 FALCON DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,138,500	4 / 4ba	2107 sf	\$540	2023-06-13
\$999,999	3 / 3ba	2009 sf	\$498	2022-09-26
\$1,180,000	3 / 4ba	2125 sf	\$555	2022-07-14

Value & Financing

Price Positioning

\$514 /sq ft

Active listings here average **\$514/sf** vs **\$739/sf** across Upper Eagle Ridge.

30% below area average

Mortgage Snapshot

\$4,780 /mo

Entry price (from) **\$998,000**

20% down payment **\$199,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1984	LEVELS 3	SUITES 28	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2142	

Overview

Fernleaf Place - 1210 Falcon Drive, Coquitlam, BC V3E 2E5, NWS2142 -Located on Falcon Drive and Guildford Way in the popular Upper Eagle Ridge subarea of Coquitlam, close to Eagle Ridge Hospital, Newport Village, Suter Brook Shopping Center, the recreation centre and library. The

notable landmarks around Fernleaf Place are Eagle Ridge Park, Noons Creek Park, Sasamat and Buntzen Lakes. Easy access to Guildford Way and transit allows for an easy commute to surrounding destinations including Port Moody, Burnaby and Vancouver.

Fernleaf Place is close to Eagle Ridge Elementary, Scott Creek Middle and Gleneagle Secondary Schools, Panda Bear Daycare, B and D Montessori Learning Academy and wide variety of restaurants including Woking Dragon China Bistro, Sushi Turn House, Tim Hortons and many others.

Fernleaf Place is a three level townhouse complex built in 1984. It consists of 27 units featuring open floor plan with walkout basement, spacious living area with cozy fireplace, walk-in closet and laundry room, built-in vacuum, large double carport with storage area, private deck and fenced yard. Maintenance fees include garbage pickup and gardening. Don't miss your opportunity to own this amazing home.

Amenities & Features

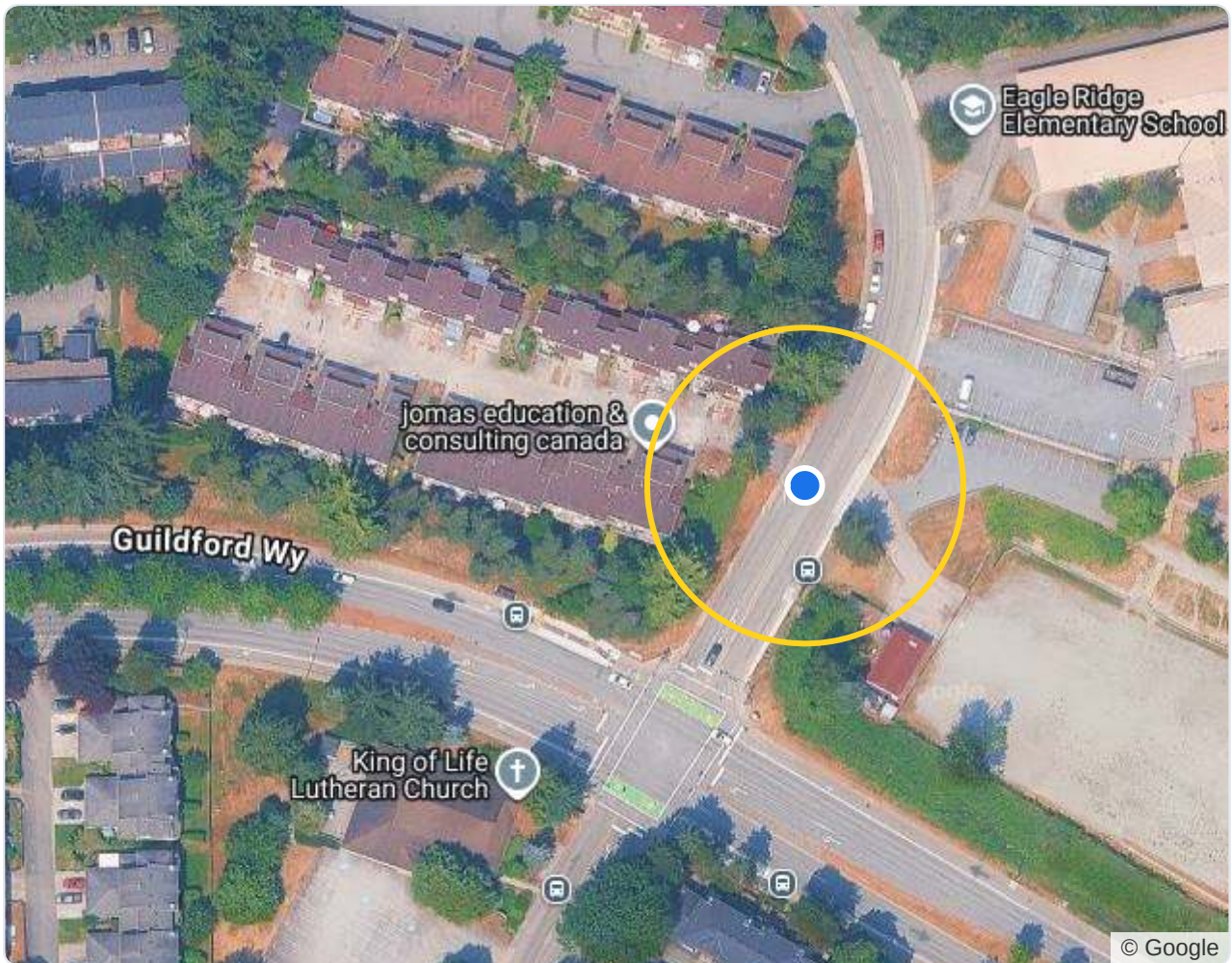
✓ None

Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

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