

BUILDING BROCHURE

PLACE FOUNTAINBLEAU

206 Laval St. · Coquitlam, BC V3K 6X6 · Maillardville



Scan to view online



1 FOR SALE
FROM \$695,000

12-MO SOLD TREND
-6.5

Unit Mix

1 Bedroom 6 units 588 – 663 sf from \$334,500	2 Bedroom 35 units 961 – 1,444 sf from \$495,000	3 Bedroom 8 units 1,140 – 1,206 sf from \$535,000
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For Sale in Place Fountainbleau & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$695,000	2 / 3	1270 sf	\$547	1 1215 BRUNETTE AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$665,000	2 / 2ba	1209 sf	\$550	2025-08-26
\$700,000	2 / 2ba	1148 sf	\$610	2025-08-12
\$695,000	3 / 2ba	1158 sf	\$600	2025-07-04
\$661,000	2 / 2ba	1068 sf	\$619	2025-05-05

Value & Financing

Price Positioning \$547 /sq ft Active listings here average \$547/sf vs \$721/sf across Maillardville. 24% below area average	Mortgage Snapshot \$3,329 /mo Entry price (from) \$695,000 20% down payment \$139,000 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1991	LEVELS 3	SUITES 132	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS343	MANAGEMENT Warrington Pci Management

Overview

Place Fountainebleau - 206 Laval Steet, Coquitlam, BC V3K 6X6, LMS343 - Located on Laval Street and Brunette Avenue in the popular Millardville subarea of Coquitlam, close to Superstore, Silvercity Theatres, Crash Crawly's Adventure Fun Centre and Ikea. The notable landmarks around Place Fountainebleau are Mackin Park and Rochester Park. Easy access to Highway 1 and other major routs allows for an easy commute to surrounding destinations including Burnaby, Vancouver and Surrey.

Place Fountainebleau is close to Millside Elementary, Rochester Elementary, Millard Middle and Centennial Secondary Schools, Hi and Bye Daycare, Precious Minds Montessori School, Place Des Arts and wide variety of restaurants including Boston Pizza, My Greek Taverna, Tada Sushi and many others.

There are 126 residential strata lots in 8 buildings and a gatehouse that has additional 4 strata units. Place Fountainebleau on 206 Laval Steet is a three level complex built in 1991. Its units featuring open layout, gas fireplace, in-suite laundry, fenced patio or deck. Complex amenities include storage locker, bike room, secure underground parking, elevator and playground. Maintenance fees include caretaker, garbage pickup, gardening, gas and management. Don't miss your opportunity to own this amazing home.آ»آ»آ»

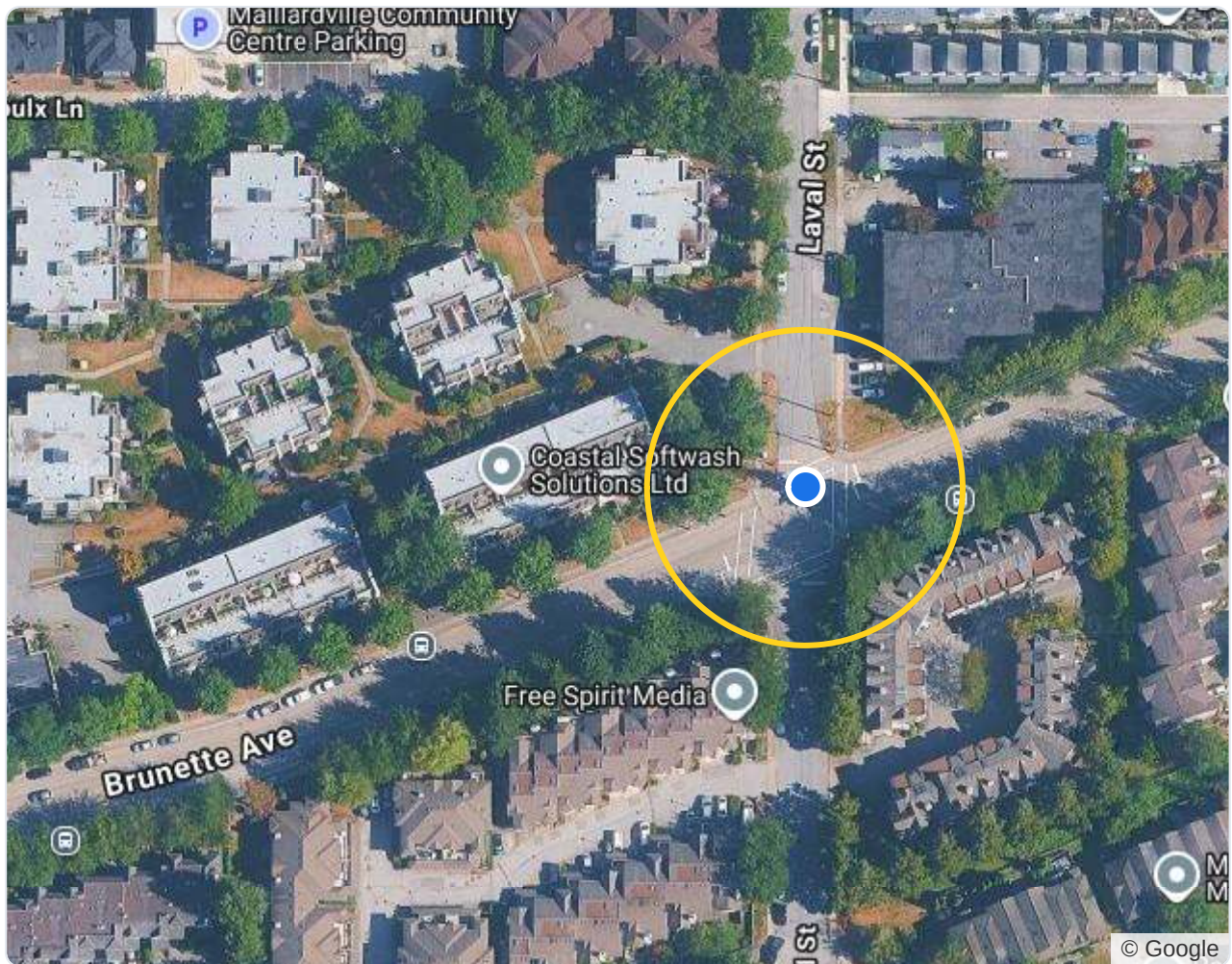
Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
| ✓ Playground | ✓ Storage |

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Caretaker | ✓ Gardening |
| ✓ Gas | ✓ Management |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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