

THE JEFFERSON - 2960 PRINCESS BUILDING

2960 Princess Cres. · Coquitlam, BC V3B 7P2 · Canyon Springs



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4 FOR SALE
FROM \$478,800

5 SOLD · 12 MO
\$440,000–\$645,000

12-MO SOLD TREND
-33.3

Unit Mix

1 Bedroom

37 units
702 – 876 sf
from \$375,000

2 Bedroom

25 units
954 – 1,300 sf
from \$500,000

For Sale in The Jefferson - 2960 Princess Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$649,999	2 / 2	995 sf	\$653	209 2975 PRINCESS CRESCENT
\$648,888	2 / 2	984 sf	\$659	418 2960 PRINCESS CRESCENT
\$498,888	1 / 1	709 sf	\$704	412 2960 PRINCESS CRESCENT
\$478,800	1 / 1	714 sf	\$671	103 2960 PRINCESS CRESCENT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$450,000	1 / 1ba	746 sf	\$603	2026-05-07
\$455,000	1 / 1ba	702 sf	\$648	2026-02-16
\$645,000	2 / 2ba	981 sf	\$657	2026-01-11
\$440,000	1 / 1ba	739 sf	\$595	2025-12-14

Value & Financing

Price Positioning

\$672 /sq ft

Active listings here average **\$672/sf** vs **\$707/sf** across Canyon Springs.

5% below area average

Mortgage Snapshot

\$2,293 /mo

Entry price (from) **\$478,800**

20% down payment **\$95,760**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 4	SUITES 147	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS888	MANAGEMENT Bayside Property Services Ltd.

Overview

The Jefferson - 2960 Princess Crescent, Coquitlam, BC V3B 7R4, LMS888 - located in Canyon Springs, near the crossroads Princess Crescent and Town Centre Boulevard. The Jefferson is steps to Lafarge Lake, Douglas College and Walton Elementary School. Aquatic Centre with its

Cafe, Pinetree Secondary School, 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 at near the complex and Coquitlam Central Trainbus Station is just minutes away. The Jefferson was built in 1993 with a frame-wood construction vinyl exterior finishing. This four-level building has full rain screen. There are 147 units in development and in strata. The complex features an exercise centre, in-suite laundry, underground secure parking and underground carwash. Most homes offer spacious rooms, vaulted ceilings, gas fireplaces, balconies, high ceilings and crown mouldings. The building has a new roof from 2008 and new parking membrane from 2012.

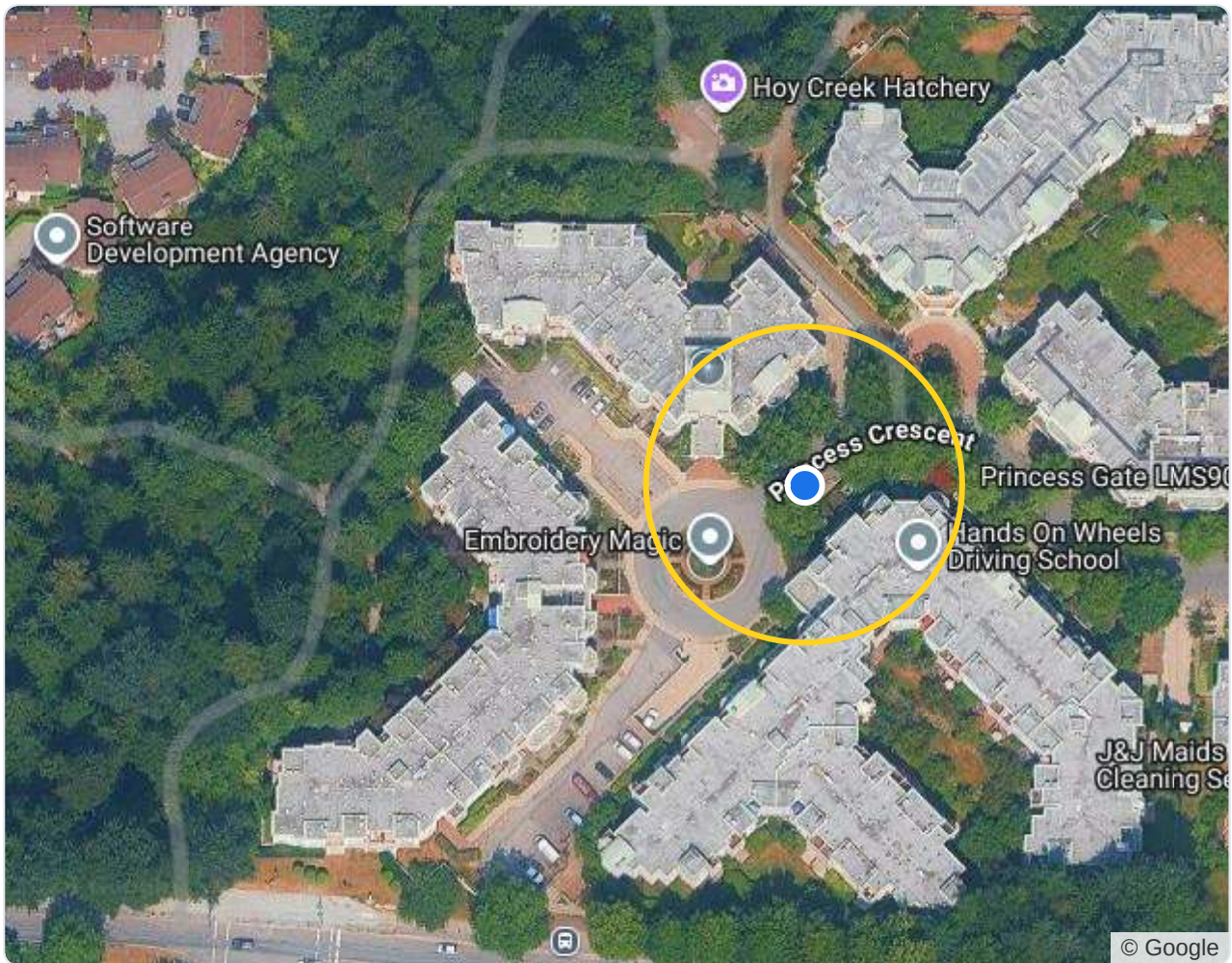
Amenities & Features

- | | |
|--------------------|-------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Storage |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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