

**\$750,000**

**FOR SALE**



**PRICED BELOW  
APPRAISED  
VALUE**



**3 BEDROOM**



**2.5 BATH**



**2340 SQ FT**

**11-2615 FORTRESS DRIVE, PORT COQUITLAM**

**KRISTY MATTIAZZO**

**604-831-7321**

**kmattiazzo@shaw.ca**

**www.kristymattiazzo.com**



LIVING ROOM

Masterfully constructed by Polygon and located in a quiet location in Citadel Heights, this grand Tudor-style, 2340 sq ft, 3-bedroom family townhome surrounded by a beautifully landscaped, gated complex of the prestigious Orchard Hill simply hits the mark! Master bedroom located on the top floor and 2 bedrooms below the main is suitable for teens, nanny or home based business. The spacious interiors are defined by luxurious design features including 9' ceilings on the main, gas fireplace, voluminous bedrooms, spa-like master bath, walk-in closet, private balcony, and a fenced yard. Enjoy a double car garage with plenty of visitor parking. With a healthy contingency fund and a well-maintained exterior including a recently replaced 6-year old roof (2012), fresh exterior paint, newly replaced garage doors and fencing (2017), you can put your mind at ease. A depreciation report is available for viewing. Take advantage of the quick access to Hwy 1 and Loughheed Hwy, as well as, close proximity to parks, shopping, recreational facilities, schools, and transit. strata bylaws welcome 1 cat and 1 dog.



FAMILY/EATING ROOM



FAMILY ROOM

MASTER  
BEDROOM



2ND BEDROOM



3RD BEDROOM



EXTERIOR BACK



KITCHEN & DINING

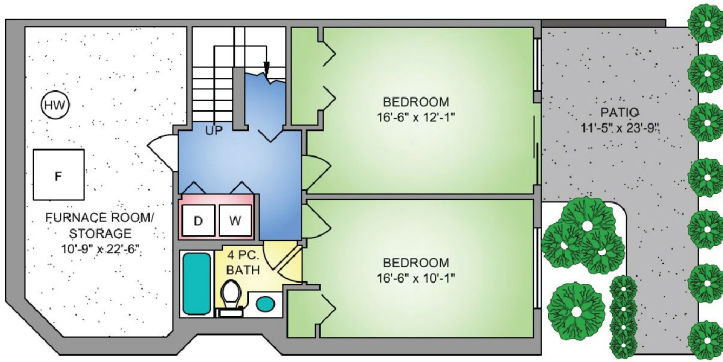
Kristy Mattiazzo  
 kmattiazzo@shaw.ca  
 604-831-7321  
 Sutton Centre Realty



**LOWER FLOOR**

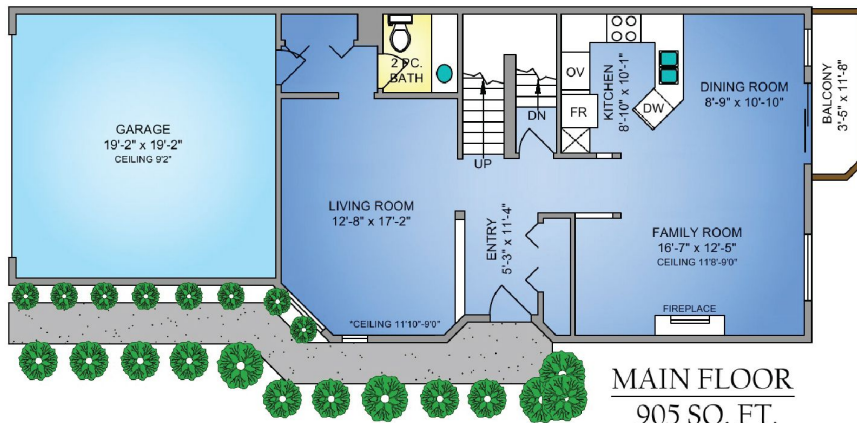
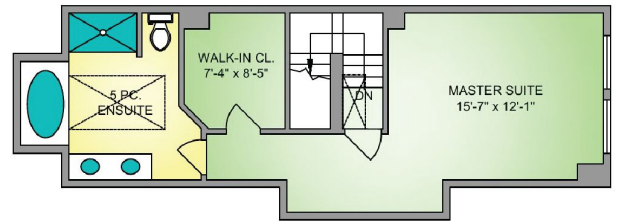
882 SQ. FT.

(FINISHED • UNFINISHED)



**UPPER FLOOR**

553 SQ. FT.



**MAIN FLOOR**

905 SQ. FT.

11'10"-9'0" CEILING

NORTH






0' 5' 10'  
SCALE

11-2615 FORTRESS STREET, PORT COQUITLAM  
 SEPTEMBER 7, 2018  
 PREPARED BY PROPER MEASURE  
 FOR THE EXCLUSIVE USE OF KRISTY MATTIAZZO  
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	905	-	379	39
LOWER	607	275	-	202
UPPER	553	-	-	-
TOTAL	2065	275	379	241

TOTAL SQ. FT. = 2340



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