

BUILDING BROCHURE

HERITAGE MEADOWS – 1110 RIVERSIDE BUILDING

1110 Riverside Close · Port Coquitlam, BC V3B 8C2 · Riverwood



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3 FOR SALE
FROM \$1,099,000

4 SOLD · 12 MO
\$1,100,000–\$1,170,000



12-MO SOLD TREND
34.9

Unit Mix

4 Bedroom
17 units
1,954 – 2,230 sf
from \$810,000

For Sale in Heritage Meadows - 1110 Riverside Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,199,000	4 / 4	2175 sf	\$551	32 1108 RIVERSIDE CLOSE
\$1,185,000	4 / 4	2175 sf	\$545	32 1108 RIVERSIDE CLOSE
\$1,099,000	4 / 4	2066 sf	\$532	14 1108 RIVERSIDE CLOSE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,120,000	4 / 4ba	2160 sf	\$519	2026-04-13
\$1,100,000	4 / 4ba	2166 sf	\$508	2026-02-14
\$1,150,000	4 / 4ba	2160 sf	\$532	2026-02-04
\$1,170,000	4 / 4ba	2086 sf	\$561	2025-10-14

Value & Financing

Price Positioning

\$543 /sq ft

Active listings here average **\$543/sf** vs **\$653/sf** across Riverwood.

17% below area average

Mortgage Snapshot

\$5,263 /mo

Entry price (from) **\$1,099,000**

20% down payment **\$219,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2003	LEVELS 3	SUITES 63	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS4496	MANAGEMENT Profile Properties Ltd.

Overview

Heritage Meadows II 1110 Riverside Close, Port Coquitlam, BC V3B 8C2, LMS4496. Situated in a quiet location with great Golden Ears mountain and golf course views in the heart of the much sought after Riverwood community. This convenient and central location is close to great schools like Blakeburn Elementary and Terry Fox Secondary, hiking and biking trails, transit and recreation. Shops like Costco, Home Depot, Save-On-Foods and Walmart are also just minutes away.

Heritage Meadows features 53 beautiful luxury heritage style town homes and an inner courtyard with playground area for the kids built in 2003. Residents also get a large deck perfect for BBQs and a fully fenced yard with cement patio perfect for gardening and entertaining. The open concept, modern finishing, large windows and 9ft high ceilings make this a lovelier home. In addition, you'll also get the convenience of having a nice kitchen with granite counters, island eating area and quality appliances with gas stove, in-suite laundry, gas fireplace, tons of storage space, tandem double garage and additional guest parking.

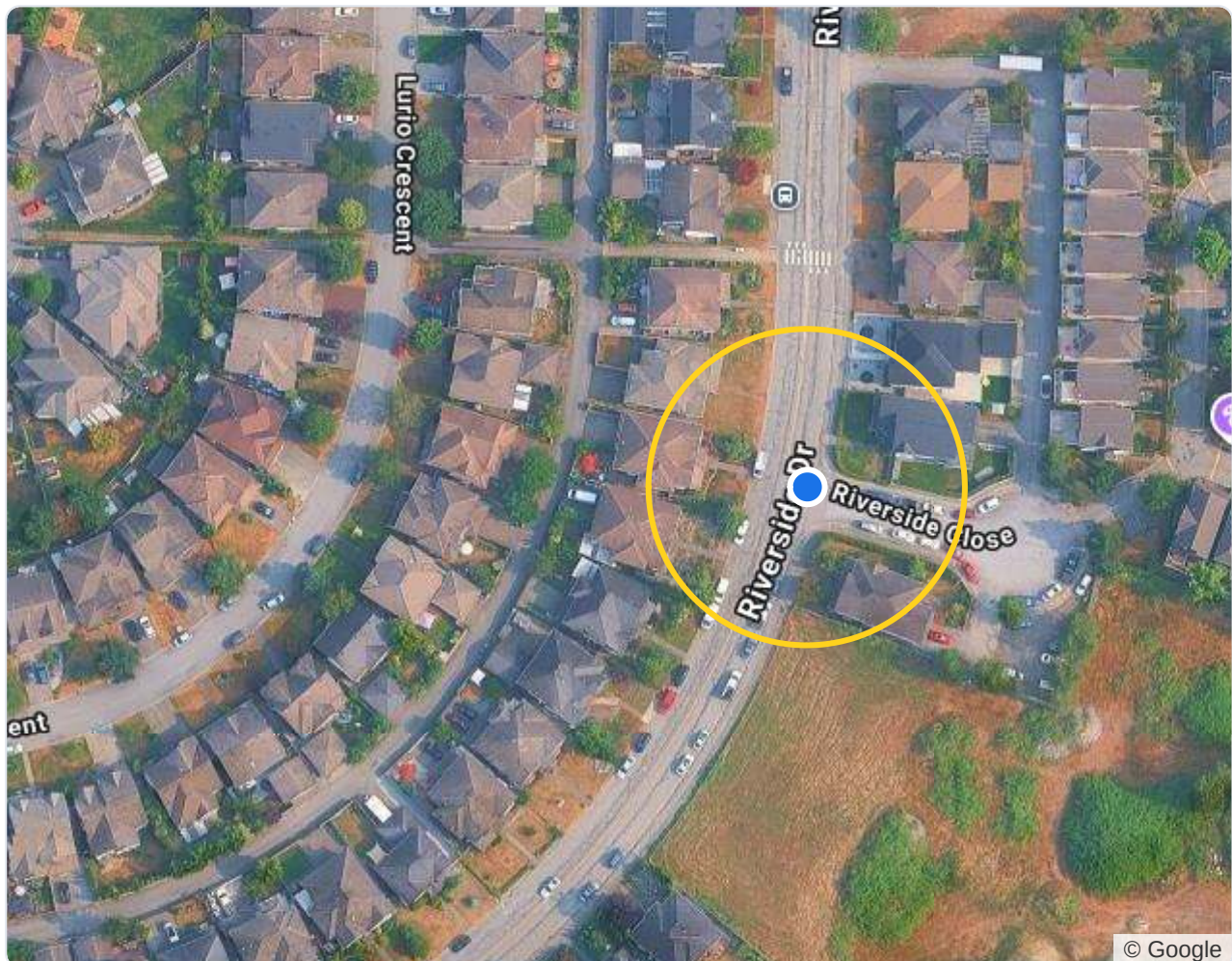
Amenities & Features

- ✓ In Suite Laundry
- ✓ Playground

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



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