

BUILDING BROCHURE

# THE UPLANDS - 1140 CASTLE BUILDING

1140 Castle Cres. · Port Coquitlam, BC V3C 5R6 · Citadel PQ



Scan to view online



**4** FOR SALE  
FROM \$950,000

**4** SOLD · 12 MO  
\$770,000–\$1,125,000



## Unit Mix

### 2 Bedroom

3 units  
1,262 – 1,380 sf  
**from \$770,000**

### 3 Bedroom

25 units  
1,495 – 2,599 sf  
**from \$647,000**

### 4 Bedroom

8 units  
2,268 – 2,550 sf  
**from \$981,000**

# For Sale in The Uplands - 1140 Castle Building & Complex

4 currently active

| ASKING      | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS           |
|-------------|--------------|---------|-------|--------------------------|
| \$1,185,000 | 4 / 4        | 2521 sf | \$470 | 180 1140 CASTLE CRESCENT |
| \$1,095,000 | 3 / 3        | 2195 sf | \$499 | 208 1140 CASTLE CRESCENT |
| \$1,049,900 | 4 / 4        | 2406 sf | \$436 | 175 1140 CASTLE CRESCENT |
| \$950,000   | 3 / 3        | 2160 sf | \$440 | 138 1140 CASTLE CRESCENT |

## Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF | DATE       |
|-------------|---------|---------|-------|------------|
| \$945,000   | 3 / 3ba | 2142 sf | \$441 | 2026-04-22 |
| \$1,125,000 | 3 / 3ba | 2479 sf | \$454 | 2026-03-10 |
| \$868,000   | 3 / 3ba | 1606 sf | \$540 | 2026-03-10 |
| \$770,000   | 2 / 2ba | 1262 sf | \$610 | 2025-09-23 |

## Value & Financing

### Price Positioning

**\$461** /sq ft

Active listings here average **\$461/sf** vs **\$536/sf** across Citadel PQ.

14% below area average

### Mortgage Snapshot

**\$4,550** /mo

Entry price (from) **\$950,000**

20% down payment **\$190,000**

Rate / amortization **5.24% · 25 yr**

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

|                           |                                         |                               |                                                               |
|---------------------------|-----------------------------------------|-------------------------------|---------------------------------------------------------------|
| YEAR BUILT<br><b>1988</b> | LEVELS<br><b>2</b>                      | SUITES<br><b>111</b>          | CONSTRUCTION<br><b>Frame - Wood</b>                           |
| EXTERIOR<br><b>Wood</b>   | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS2574</b> | MANAGEMENT<br><b>Century 21 Prudential Estates (rmd) Ltd.</b> |

## Overview

The Uplands at 1140 Castle Crescent, Port Coquitlam, BC V3C 5R6, NWS2574, perched at the top of Citadel Hill with Fraser River, Pitt River, valley and bridge views. This well maintained complex is

within walking distance to excellent schools, day cares, transit, Citadel Heights Park and Castle Park. It also has easy access to Mary Hill By-Pass that connects residents to major routes such as HWY #1 and Lougheed HWY. The Uplands is Citadel's most desirable complex that features 111 different styles of homes from one to three levels. It has recently been upgraded with new roof and exterior paint. Residents get a large yard with patio and deck perfect for those sunny days and delicious BBQs. Enjoy a warm and relaxing night in front of your very own gas fireplace. Parking garage and additional visitor parking space are also available. This is absolutely the perfect spot to raise a family. Don't miss the chance to live in this quiet neighborhood!

## Amenities & Features

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✓ None

## Maintenance Fees Include

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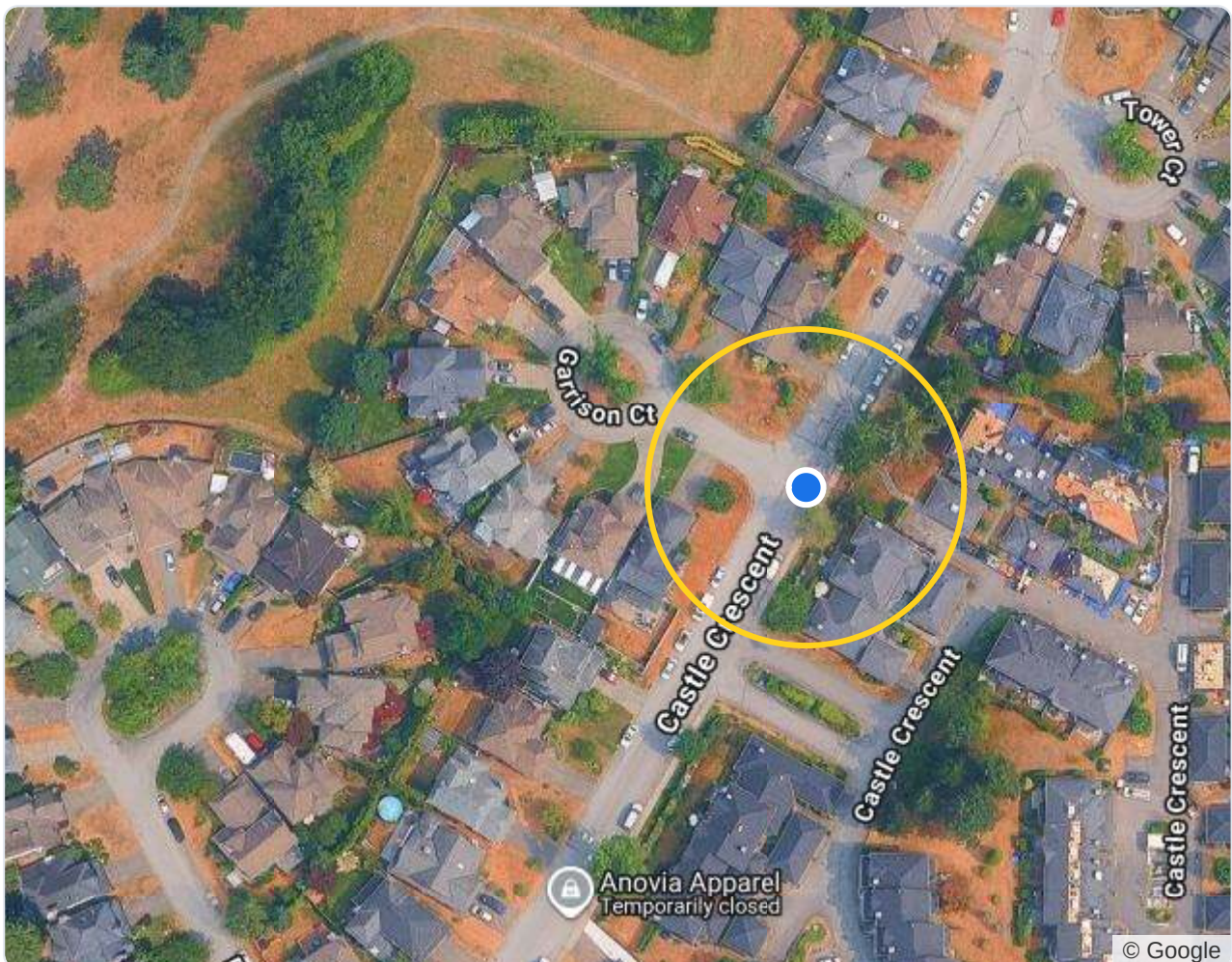
✓ Garbage Pickup

✓ Gardening

✓ Management

## Location

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## Les Twarog

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