

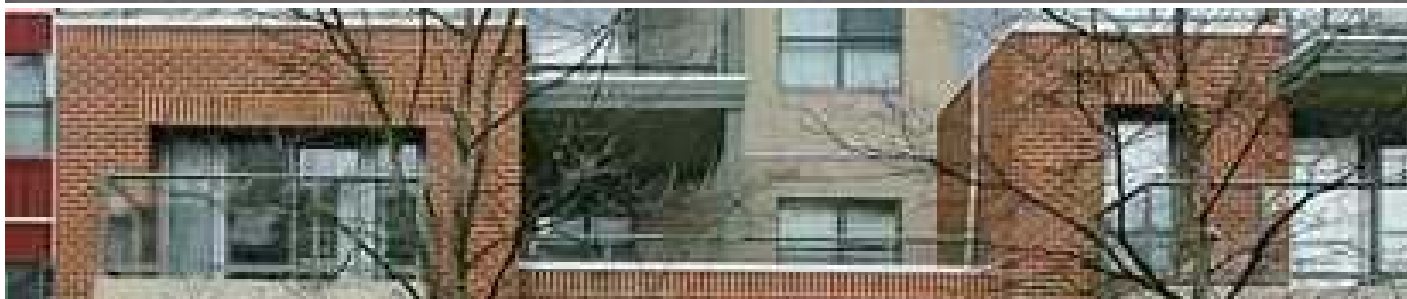
BUILDING BROCHURE

CALEDONIA - 225 NEWPORT BUILDING

225 Newport Dr. · Port Moody, BC V3H 5C9 · North Shore Pt Moody



Scan to view online



3 FOR SALE
FROM \$599,000

1 SOLD · 12 MO
\$660,000-\$660,000


12-MO SOLD TREND
1.4

Unit Mix

1 Bedroom 7 units 678 – 765 sf from \$460,000	2 Bedroom 31 units 765 – 1,014 sf from \$490,000	3 Bedroom 3 units 1,074 – 1,108 sf from \$840,000
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For Sale in Caledonia – 225 Newport Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$785,000	2 / 2	1014 sf	\$774	404 225 NEWPORT DRIVE
\$689,000	2 / 2	880 sf	\$783	204 260 NEWPORT DRIVE
\$599,000	2 / 2	765 sf	\$783	311 225 NEWPORT DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$660,000	2 / 2ba	891 sf	\$741	2025-09-26
\$695,000	2 / 2ba	860 sf	\$808	2025-06-27
\$730,000	2 / 2ba	871 sf	\$838	2025-04-09
\$612,500	2 / 1ba	791 sf	\$774	2025-03-22

Value & Financing

Price Positioning

\$780 /sq ft

Active listings here average **\$780/sf** vs **\$778/sf** across North Shore Pt Moody.

In line with the area

Mortgage Snapshot

\$2,869 /mo

Entry price (from) **\$599,000**

20% down payment **\$119,800**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1998	LEVELS 4	SUITES 112	CONSTRUCTION Frame - Wood
EXTERIOR Brick	TITLE TO LAND Freehold Strata	STRATA PLAN LMS3067	DEVELOPER Bosa Development

Overview

Caledonia - 225 Newport Drive, Port Moody, BC V3H 5B9, LMS3067 - located in North Shore area of Port Moody, near the crossroads Newport Drive and Ioco Road, in the heart of Port Moody's trendy and popular Newport Village. The Burrard is only steps away from trendy boutiques, food markets, restaurants, and services. At the same time, it is only minutes away from Rocky Point Park, the Burrard Inlet, Buntzen Lake and many other natural areas to soothe your soul. Shoppers Drug Mart, IGA Market, Starbucks, Port Moody Public Library, Port Moody Civic Centre, Inlet Theatre, Port Moody Arena, Recreation Centre, International Training in Communication, Innovative Fitness, Coronation Park Elementary, Sunrise Family Day Care and Eagle Ridge Hospital are in the neighbourhood. You can enjoy your dinner in one of the restaurants that are near the complex. Nagano Japanese, Browns Socialhouse Newport and Rodos Kouzina Mediterranean Grill are steps away. The Burrard was built in 1998 with a frame-wood construction, brick exterior finishing and full rain screen. There are 105 units in development and 112 in strata. The Caledonia is the second phase of low-rise condos in Port Moody's Newport Village. This four-level building is comprised of a variety of floor plans from large one bedroom and den homes 925 sq ft to large three bedroom plans. This complex features secure underground parking, wheelchair access, a bike room, an elevator, an exercise room, in-suite laundry, a storage, a sauna and a hot tub. Most homes offer open concept floor plan, spacious living and dining areas, large windows and a patio. Top floor units offer 12 ft vaulted ceilings. Whether you are looking for an urban lifestyle or one that provides a simpler life, you can find it here.

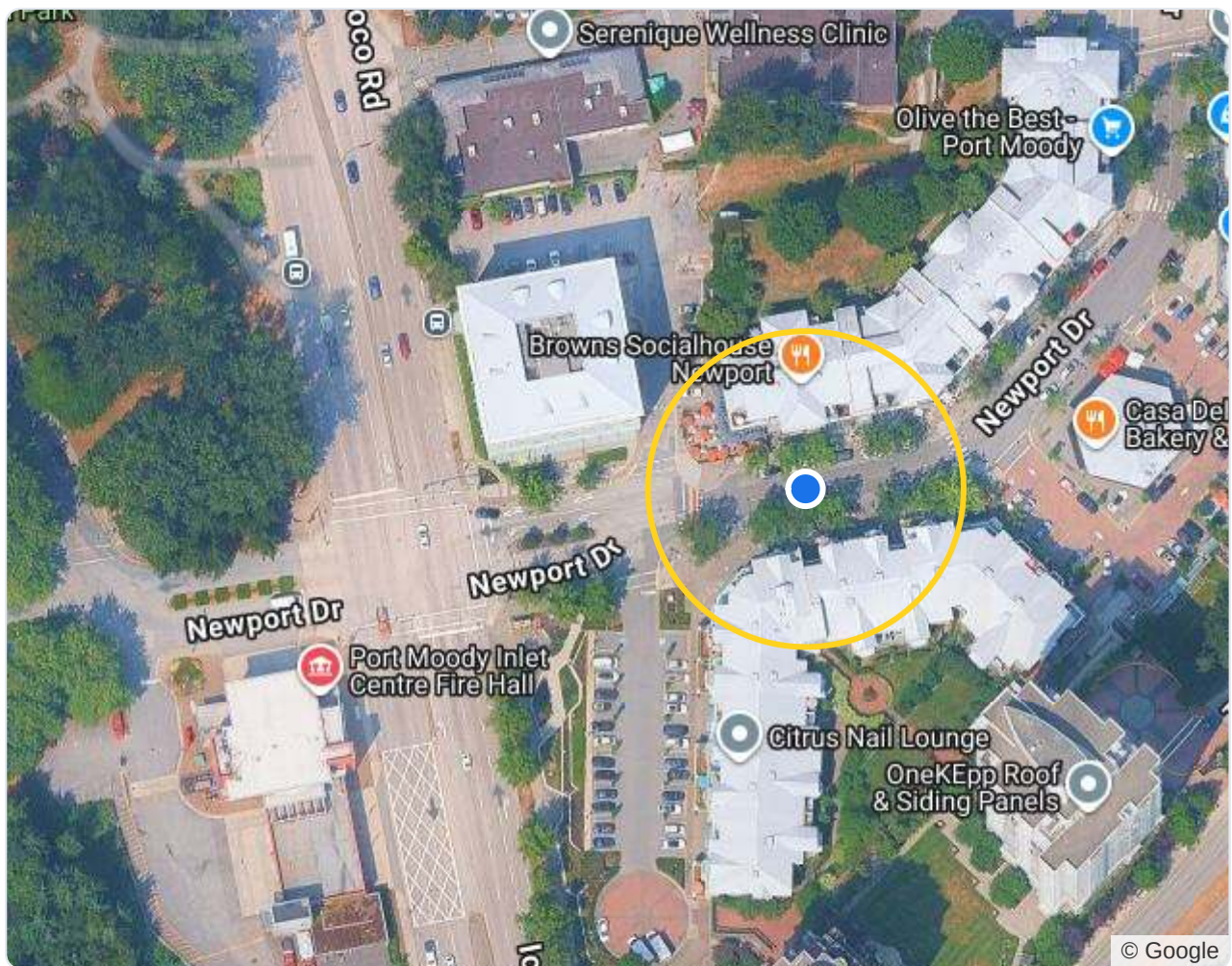
Amenities & Features

- ✓ In Suite Laundry

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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