

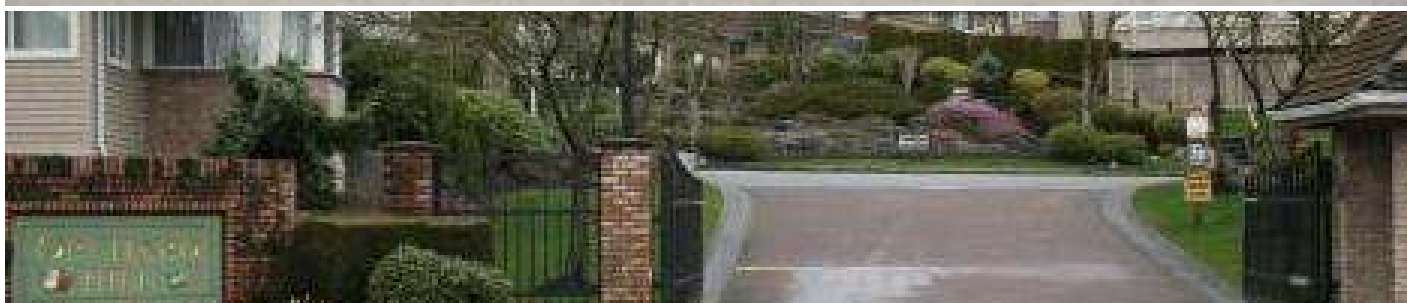
BUILDING BROCHURE

ORCHARD HILL

2615 Fortress Dr. · Port Coquitlam, BC V3C 6E8 · Citadel PQ



Scan to view online



1 FOR SALE
FROM \$1,200,000

2 SOLD · 12 MO
\$990,000–\$1,120,000


12-MO SOLD TREND
-12.1

Unit Mix

3 Bedroom

7 units
2,000 – 2,358 sf
from \$870,000

4 Bedroom

10 units
2,236 – 2,546 sf
from \$945,000

For Sale in Orchard Hill & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,200,000	4 / 4	2325 sf	\$516	72 2615 FORTRESS DRIVE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$990,000	4 / 3ba	2500 sf	\$396	2026-07-27
\$1,120,000	4 / 4ba	2523 sf	\$444	2026-07-15
\$1,139,000	3 / 3ba	2061 sf	\$553	2025-01-21
\$1,228,800	4 / 4ba	2504 sf	\$491	2024-09-05

Value & Financing

Price Positioning

\$516 /sq ft

Active listings here average **\$516/sf** vs **\$529/sf** across Citadel PQ.

2% below area average

Mortgage Snapshot

\$5,747 /mo

Entry price (from) **\$1,200,000**

20% down payment **\$240,000**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 1993	LEVELS 3	SUITES 92	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN LMS415	MANAGEMENT Profile Properties Ltd.

Overview

Orchard Hill - 2615 Fortress Drive, Port Coquitlam, BC V3C 6E8, LMS415. Nestled in the desirable Citadel Heights in Port Coquitlam. This great location is close to all levels of schools, parks, shopping, recreation, Highway #1, Lougheed Highway, public transit and much more! Orchard hill is a 92 unit gated, nicely landscaped complex with serene water feature at the entrance built by Polygon in 1993. The tudor style town homes feature beautiful views, 9ft ceilings and lots of windows that bring in tons of natural light. The large private balcony and a fully fenced yard are perfect for BBQs, entertaining and play area for the kids. Keep warm during those cold winter nights in front of your cozy gas fireplace. Get the convenience of having an in-suite laundry and double parking garage with extra space for storage. There's even parking space available for your guests. This is absolutely a beautiful and quiet neighborhood for you and your family

Amenities & Features

✓ None

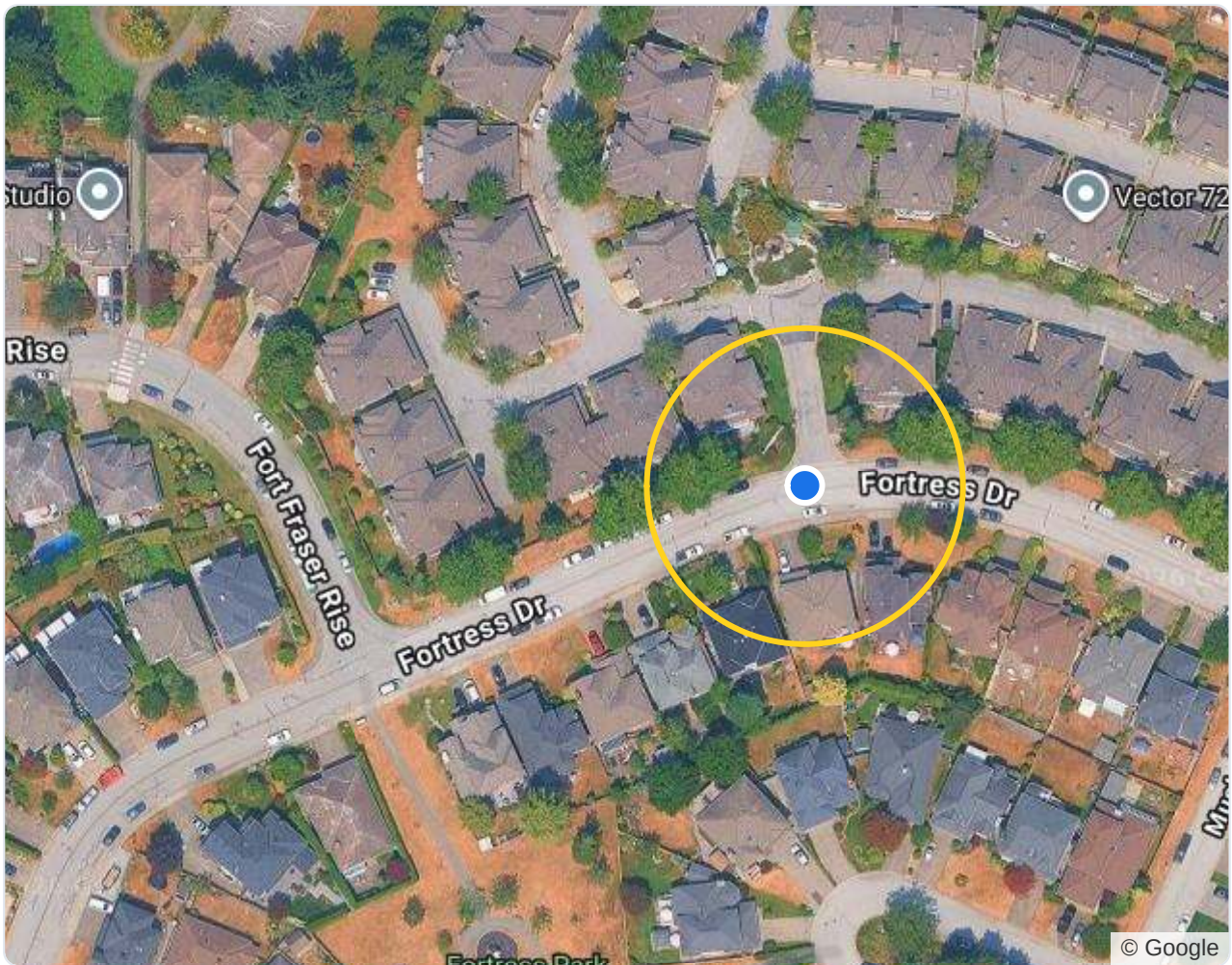
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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



Book a Viewing
scan or call