

R2495005
Apartment/Condo

212 301 MAUDE ROAD
Port Moody
North Shore Pt Moody
V3H 5B1

Residential Attached
\$523,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1995**
Lot Area Bedrooms: **2** Age: **25**
Flood Plain: **No** Bathrooms: **1** Zoning: **CD-15**
Rear Yard Exp: **Southwest** Full Baths: **1** Gross Taxes: **\$2,041.37**
Half Baths: **0** For Tax Year: **2020**
Maint. Fee: **\$346.78** P.I.D.: **023-354-879**

View:
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: End Unit,Rancher/Bungalow	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground,Visitor Parking
Exterior: Stone,Stucco,Wood	Locker: Yes
Foundation: Concrete Slab	Dist. to Transit: Dist to School Bus:
Rain Screen: Full	Units in Development: 158 Total Units in Strata: 158
Renovations:	Title to Land: Freehold Strata
# of Fireplaces: 1	Property Disc.: Yes
Fireplace Fuel: Gas - Natural	PAD Rental:
Water Supply: City/Municipal	Fixtures Leased: No
Fuel/Heating: Baseboard	Fixtures Rmvd: No
Outdoor Area: Balcony(s)	Floor Finish:
Type of Roof: Asphalt,Tar & Gravel	

Maint Fee Inc: **Garbage Pickup,Gardening,Gas,Management**
Legal: **STRATA LOT 47, PLAN LMS2188, DISTRICT LOT 191,347 & 470, GROUP 1, NEW WESTMINSTE**
Amenities: **Elevator,In Suite Laundry,Storage**
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Smoke Alarm,Storage Shed,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 11'			x			x
Main	Dining Room	13'5 x 11'			x			x
Main	Master Bedroom	12'0 x 11'8			x			x
Main	Bedroom	8'6 x 8'0			x			x
Main	Kitchen	12'9 x 9'2			x			x
Main	Foyer	6'4 x 4'1			x			x
Main	Patio	16' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	877	# of Rooms:	7	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No
Finished Floor (Below):	0	# of Levels:	1	2			
Finished Floor (Basement):	0	Suite:	None	3			
Finished Floor (Total):	877 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	877 sq. ft.	Basement:	None	6			
				7			
				8			

Listing Broker(s): **Royal LePage Sterling Realty**

WELCOME TO THE HIGHLY SOUGHT AFTER HERITAGE GRAND! The most perfect location in the Port Moody North Shore area. This complex has been very well cared for over the years and boasts a FULL RAIN SCREEN ENVELOPE, NEW 2 year old ROOF, new hot water tank, END UNIT with no one on 1 side and no one below you, located on the QUIET SIDE of building, one of the largest COVERED concrete exposed aggregate SUNDECKS IN THE COMPLEX (16' X 10'), GAS FIREPLACE included with very reasonable maintenance fee. This location second to none - footsteps to Port Moody Rec Centre (across the street), Newport Village, skytrain station, Suterbrook, Rocky Point to enjoy OCEAN VIEW WALKS and the infamous and well recognized Brewery Row.

