

**R2507339**  
Apartment/Condo

**309 300 KLAHANIE DRIVE**  
Port Moody  
Port Moody Centre  
V3H 5K8

Residential Attached  
**\$529,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2008**  
 Bedrooms: **1** Age: **12**  
 Lot Area Bathrooms: **1** Zoning: **APT**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,281.78**  
 Rear Yard Half Baths: **0** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$280.66** P.I.D.: **026-764-857**  
 Mgmt. Co's Name: **WYNFORD**  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **Yes: COURTYARD**  
 Complex / Subdiv: **TIDES**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick,Mixed,Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Locker: **No**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **164**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate,Tile**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Gas,Hot Water,Management,Recreation Facility,**  
 Legal: **STRATA LOT 145, PLAN BCS1961, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DI**  
 Amenities: **Exercise Centre,Guest Suite,Pool; Outdoor,Sauna/Steam Room,Tennis Court(s),Wheelchair Access**  
 Site Influences: **Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'4 x 10'10			x			x
Main	Kitchen	11'10 x 9'0			x			x
Main	Dining Room	10'11 x 10'8			x			x
Main	Master Bedroom	12'9 x 12'2			x			x
Main	Den	6'10 x 7'1			x			x
Main	Foyer	6'8 x 3'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>787</b>	# of Rooms: <b>6</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	Main	5	Yes
Finished Floor (Below):	<b>0</b>	Restricted Age:	2			
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3			
Finished Floor (Total):	<b>787 sq. ft.</b>	# or % of Rentals Allowed: <b>25</b>	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions</b>	5			
Grand Total:	<b>787 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

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

**Hunting for a "move in ready" 1 & DEN in Port Moody's most sought after neighbourhood? Look no further! Unit features hand scraped flooring, stone counters, & gas range. Handy pantry/ laundry room/ storage in kitchen. LARGE COVERED DECK overlooks quiet courtyard & offers PRIVACY! Master can accommodate large furniture, offers walk in closet & custom barn door. Murphy bed in den perfect for guests OR set up for the ultimate work from home space! Resident on site caretaker. AMENITIES; Canoe Club offers something for everyone~guest suites, outdoor pool, hot tub, tennis courts, party room, & much more. LOCATION; Stroll to boutique shops, trails, transit, skytrain & breweries! PETS & RENTALS OK< SOME RESTRICTIONS APPLY!**

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.