R2587410
Apartment/Condo

211 500 KLAHANIE DRIVE PORT MOODY

Port Moody Centre, V3H 5L1

Residential Attached
$699,000 (LP)

Depth/Size (ft):		**Bedrooms:**	2	**Approx. Year Built:**	2007
Frontage (ft):		**Bathrooms:**	2	**Age:**	14
Lot Area:		**Full Baths:**	2	**Zoning:**	STRATA
Flood Plain:	No	**Half Baths:**	0	**Gross Taxes:**	$2,846.98
Rear Yard Exp:		**Maint. Fee:**	416.22	**For Tax Year:**	2020
View:	No			**P.I.D.:**	026-763-621

Style of Home:	Inside Unit	**Parking:**	Total: 2 - Covered: 2
Construction:	Frame - Wood	**Covered Parking:**	2
Exterior:	Mixed	**Parking Access:**	Side
Foundation:	Concrete Perimeter	**Parking:**	Garage Underbuilding,Visitor Parking
Rain Screen:	Full	**Locker:**	No
Renovations:		**Units in Dev:**	
# of Fireplaces:	1 - Fuel: Electric	**Distance to:**	
Water Supply:	City/Municipal	**Title to Land:**	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	**Property Disc:**	Yes
Outdoor Area:	Patio(s)	**PAD Rental:**	
Type of Roof:	Asphalt	**Fixtures Leased:**	No
Floor Finish:	Laminate,Wall/Wall/Mixed	**Fixtures Rmvd:**	No

View:	No
Mgmt. Company:	WYNFORD GROUP - 604-261-0285
Complex / Subdiv:	TIDES
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 22, PLAN BCS1961, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DIS
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Marina Nearby,Paved Road,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Sprinkler - Fire,Swimming Pool Equip.
Bylaw Restric:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15' x 10'6			
Main	Bedroom	11'7 x 8'9			
Main	Den	12'2 x 11'1			
Main	Dining Room	12'2 x 9'11			
Main	Kitchen	10'1 x 9'6			
Main	Living Room	12'2 x 11'2			
Main	Foyer	9'7 x 4'2			

Finished Floor (Main):	1,029 sqft	**# Of Rooms:**	7	**Bathroom Floor**	**# of Pieces**	**Ensuite?**
Finished Floor (Above):	0 sqft	**# Of Kitchens:**	1	Main	4	Yes
Finished Floor (Below):	0 sqft	**# Of Levels:**	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	**Crawl/Bsmt Height:**				
Finished Floor (Total):	1,029 sqft	**Basement:**	None			
Unfinished Floor:	0 sqft	**# or % of Rentals Allowed:**				
Grand Total:	1,029 sqft	**# Of Pets:**				

RARE HOME! 2 Bedroom and DEN (12' x 11'1) which can be used as a large bedroom. This lovely meticulous home has served a family well with green lush views facing Klahanie Drive, a pretty deck looking onto greenery. Master bedroom hosts a walk-in closet and large bathroom with tub. The second bedroom also is lovely and bright. Kitchen and living space are all spacious. Engineered hardwood flooring in the great room area and carpeting in the bedrooms and den. This home is across from the tennis courts in Klahanie with an incredible amenity centre including basketball court, pool and more. Near the Skytrain and Westcoast express, and blocks from Brewers Row and Rocky Point Park! This home is perfect for a growing family.

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