

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	2	Age:	12
Lot Area:		Full Baths:	2	Zoning:	M2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,737.24
Rear Yard Exp:		Maint. Fee:	434.81	For Tax Year:	2023
View:	Yes			P.I.D.:	029-064-023

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Brick,Concrete,Glass	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : GREENSPACE
Mgmt. Company:	RANCHO MANAGEMENT - 604-684-4508
Complex / Subdiv:	THE RESIDENCES
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 12, PLAN EPS1232, DISTRICT LOT 233, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 8'8	Main	Walk-In Closet	5' x 5'5
Main	Kitchen	8'1 x 8'2			
Main	Dining Room	8'10 x 11'7			
Main	Living Room	11'7 x 14'10			
Main	Bedroom	10'4 x 11'9			
Main	Den	6'11 x 10'4			
Main	Primary Bedroom	10'7 x 11'7			

Finished Floor (Main):	961 sqft	# Of Rooms:	8	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	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	961 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	961 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome home to the Residences in Port Moody-this home offers 2 bedrooms plus a den, 2 full bathrooms with an open floor plan and floor to ceiling windows (did we mention the motorized blinds!) to enjoy the East facing greenspace outside every window. The kitchen is well appointed with stainless appliances including a gas stovetop, plenty of storage, quartz surfaces and a breakfast bar. This location is walking distance to so many places-shopping, restaurants, Skytrain, parks, trails and the always popular Brewer's Row. Here is the very long list of features of this amazing home-2 parking stalls, storage locker, bicycle storage, party room, gym/sauna/steam room, tennis court, private dog park, pool table/theatre room, BBQ area, guest suites, car wash area, 2 community EV charging stations.