

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):	Bathrooms:	2	Age:	19
Lot Area:	Full Baths:	2	Zoning:	M2
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,277.22
Rear Yard Exp View:	Maint. Fee:	362.30	For Tax Year:	2022
			P.I.D.:	026-398-869

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Other
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	129 - Total Units in Strata: 129
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	

View:

Mgmt. Company: Dwell Property Management - 604-821-2999

Complex / Subdiv: Suter Brook

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 86, PLAN BCS1470, 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,Guest Suite,In Suite Laundry,Recreation Center

Site Influences: Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	10'4 x 13'11			
Main	Bedroom	8' x 8'			
Main	Kitchen	10'6 x 9'			
Main	Dining Room	8'8 x 8'			
Main	Living Room	13'3 x 9'7			
Main	Foyer	4'1 x 5'6			
Main	Walk-In Closet	4'5 x 6'4			

Finished Floor (Main):	923 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	923 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	923 sqft	# Of Pets:				

Living in Port Moody offers an incredible lifestyle! Whether you enjoy strolling along the water, hiking, walking the dog, or visiting local breweries, Suter Brook Village is the perfect place for you. This sought-after, bright and spacious ground level corner suite offers 2 Bed, 2 Bath with updated flooring through out & a cozy fireplace. Separate entrance with a private and fenced outdoor space is perfect for entertaining family & friends or ample room to let your little one run around. Primary bedroom features walk-through closet, separate tub/shower bathroom & its own patio perfect for morning coffee and a book. Pets, Rentals okay & Guest suite! This home also comes with 1 parking & 1 storage locker. Don't miss this unique opportunity!