

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2002
Frontage (ft):	Bathrooms:	2	Age:	22
Lot Area:	Full Baths:	2	Zoning:	C3
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,071.49
Rear Yard Exp:	Maint. Fee:	428.66	For Tax Year:	2022
View:			P.I.D.:	025-724-037

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed, Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	280 - Total Units in Strata: 280
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt, Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company: PACIFIC QUORUM - 604-373-5613

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Legal: STRATA LOT 213, PLAN LMS3199, DISTRICT LOT 190, 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 1

Amenities: Exercise Centre, Pool; Indoor, Swirpool/Hot Tub, Wheelchair Access

Site Influences: Central Location, Marina Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 8'4			
Main	Walk-In Closet	7'5 x 5'9			
Main	Primary Bedroom	11'2 x 15'0			
Main	Living Room	12'1 x 12'8			
Main	Dining Room	9'3 x 8'5			
Main	Bedroom	8'6 x 11'3			
Main	Kitchen	10'2 x 8'0			

Finished Floor (Main):	915 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):	915 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	915 sqft	# Of Pets:				

Quiet courtyard view! This move-in ready, 2 bedroom, 2 bathroom, 915 sqft, condo offers 2 balconies as well! Updated flooring, blinds, kitchen appliances, paint, washer and dryer, and light fixtures. The spacious kitchen features a custom breakfast bar and loads of cabinet space. Generous master bedroom with walk through closet to ensuite bathroom with access to one balcony. The second bedroom also accesses its own balcony. both bedrooms include built-in work stations. HUGE walk score in the heart of Port Moody, within steps to the WCE, Skytrain, Rocky Point Park, Brewers Row, plus easy access to the Barnet Highway. Your new home comes with 2 parking stalls PLUS storage locker. Fabulous amenities including an indoor pool, hot tub, sauna, gym and kids play room!