



Presented by:  
**Doc Livingston PREC\***

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
doc@homehuntersbc.com



**Active**  
**R3056253**  
Board: V  
Apartment/Condo

**108 200 WESTHILL PLACE**  
Port Moody  
College Park PM  
V3H 1V2

Residential Attached  
**\$329,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$365,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1970</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>56</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,662.26</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>001-163-787</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : TREES OFF PATIO</b>		Tour:
Complex / Subdiv: <b>WESTHILL PLACE</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Ground Level Unit, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Total Parking: **1** Covered Parking: Parking Access:  
Parking: **Open, Visitor Parking**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS AT TIME OF POSSESSION**  
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4 DISTRICT LOT 268 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW185 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Shared Laundry**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>617</b>	Units in Development: <b>149</b>	Tot Units in Strata: Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$344.80</b>	Council/Park Apprv?: <b>No</b>
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Heat, Hot Water, Management, Snow removal</b>	
Finished Floor (Total): <b>617 sq. ft.</b>		
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>617 sq. ft.</b>	Restricted Age:	
Suite: <b>None</b>	# or % of Rentals Allowed:	
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>	
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:	
# of Kitchens: <b>1</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'9 x 4'0			x	1	Main	4	No
Main	Kitchen	7'10 x 7'5			x	2			
Main	Living Room	11'7 x 9'7			x	3			
Main	Dining Room	11'7 x 6'7			x	4			
Main	Primary Bedroom	12'0 x 9'7			x	5			
Main	Storage	7'4 x 3'0			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! Port Moody-the city of parks, trails and ocean side recreation. Nestled in the trees is this ground level 1 bedroom apartment, perfect for the first time buyer or investor. What a great ground level unit on the quiet side of the building. Unit features an updated bath, laminate floors, large in suite storage room with barn doors. What a rare find with this unit, you will enjoy sitting on the balcony surrounded by trees enjoying mother nature. Well managed building with some recent updates completed. Unit offers a in suite storage, large bedroom and formal area, slider door to balcony. Just a short walk to Seaview Elementary and close to transit. just a short drive to brewery row where you can enjoy your favourite craft brewery, easy access to SFU, Skytrain and shopping.**



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**Active**  
**R3058763**  
Board: V  
Apartment/Condo

**306 2958 SILVER SPRINGS BOULEVARD**

Coquitlam  
Westwood Plateau  
V3E 3R9

Residential Attached  
**\$459,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$499,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>21</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM6</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,890.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>Yes</b>	P.I.D.: <b>026-278-251</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>Community</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**  
Dist. to School Bus:

Legal: **STRATA LOT 31, PLAN BCS1293, SECTION 14, TOWNSHIP 39, 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: **Club House, In Suite Laundry, Pool; Outdoor**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	<b>753</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>753 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>753 sq. ft.</b>

Units in Development: **237** Locker:  
Exposure:  
Mgmt. Co's Name:  
Mgmt. Co's #:  
Maint Fee: **\$371.63** Council/Park Apprv?:  
Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: Dogs:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'10 x 12'10			x	1	Main	4	Yes
Main	Dining Room	9'10 x 8'2			x	2			
Main	Kitchen	9' x 9'			x	3			
Main	Primary Bedroom	13'5 x 14'8			x	4			
Main	Den	6'9 x 7'5			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Sutton Group - 1st West Realty**

**Welcome to The Tamarisk by Polygon in Silver Springs, Coquitlam—offering outstanding value for your dollar! This bright 1 bedroom + den home features an open layout with a cozy fireplace, spacious living/dining area, and a private deck facing the quiet side. The kitchen includes a gas range, ample cabinets, and laminate floors. The primary bedroom offers a walk-in closet and relaxing soaker tub, with a versatile den ideal for a home office. Enjoy resort-style amenities: outdoor pool, hot tub, clubhouse, and fitness centre. Steps to SkyTrain, Coquitlam Centre, Lafarge Lake, Douglas College, and more!**



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**Active**  
**R3062808**  
Board: V  
Townhouse

**208 80 ELGIN STREET**  
Port Moody  
Port Moody Centre  
V3H 0M6

Residential Attached  
**\$940,000** (LP)  
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$959,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>TWNHSE</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$3,570.41</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-759-149</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :PARTIAL MOUNTAIN +INLET</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>SOPHIA LIVING</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage Underbuilding, Garage; Underground, Visitor Parking**  
Dist. to Public Transit:  
Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **STRATA LOT 18, PLAN EPS8274, DISTRICT LOT 202, 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: **Bike Room, Elevator, Garden, In Suite Laundry, Playground**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **590**  
Finished Floor (Above): **613**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **27**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,230 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,230 sq. ft.**

Units in Development: **30**  
Exposure:  
Mgmt. Co's Name: **QUAY MANAGEMENT**  
Maint Fee: **\$443.50**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **30** Locker:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets:  
# or % of Rentals Allowed: Cats: Dogs:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Foyer	7'0 x 3'9			x	1	Main	2	No
Below	Living Room	16'3 x 14'3			x	2	Above	4	Yes
Below	Dining Room	11'9 x 8'7			x	3	Above	3	No
Main	Kitchen	11'5 x 10'1			x	4			
Above	Primary Bedroom	14'2 x 10'0			x	5			
Above	Bedroom	11'5 x 11'2			x	6			
Above	Den	8'5 x 7'8			x	7			
					x	8			

Listing Broker(s): **Royal LePage Westside**

**Looking for city living with a coastal vibe? Welcome to Sophia Living in Port Moody Centre, where your new home offers effortless access to cafés, breweries, bakeries and shoreline trails. This well laid out 2 bedroom + den, 3 bathroom townhome features an open concept main floor with a bright kitchen, spacious living room, and convenient powder room, plus plenty of storage and a sunny balcony with inlet and mountain views. Upstairs, you'll find two bedrooms, two bathrooms, laundry, and an open den — ideal for a home office, reading nook, or a creative playzone for the kids. Ready for a home that takes your lifestyle in the right direction? Call to book a private showing.**



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**Active**  
**R3094067**

Board: V  
Townhouse

**32 102 FRASER STREET**

Port Moody  
Port Moody Centre  
V3H 0C7

Residential Attached

**\$950,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$950,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>19</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD44</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,132.02</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain: <b>Exempt</b>	P.I.D.: <b>027-153-819</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>Corbeau by Mosaic</b>		
First Nation		
Services Connctd: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**  
Parking: **Grg/Double Tandem, Visitor Parking**  
Dist. to Public Transit: **near** Dist. to School Bus: **near**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish:

Legal: **STRATA LOT 32, PLAN BCS2460, 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: **In Suite Laundry, Playground**

Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main):	<b>600</b>
Finished Floor (Above):	<b>564</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>123</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,287 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,287 sq. ft.</b>

Units in Development: **74**  
Exposure:  
Mgmt. Co's Name: **STRATCO**  
Maint Fee: **\$375.39**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **74** Locker:  
Storeys in Building:  
Mgmt. Co's #: **604-294-4141**  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	14'3 x 9'8			x	1	Above	4	Yes
Main	Kitchen	13'2 x 11'10			x	2	Above	4	No
Main	Living Room	14'3 x 14'			x	3			
Above	Primary Bedroom	11'10 x 12'2			x	4			
Above	Bedroom	11'10 x 10'5			x	5			
Below	Foyer	3'4 x 9'6			x	6			
					x	7			
					x	8			

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

**Corbeau in Port Moody! 2 bedroom + 2 FULL bathrooms townhouse. End unit with a large outdoor private space in the back. Open floor plan with extra windows allowing lots of natural light. Open concept kitchen with stainless steel appliances and your private walk-out patio and fully fenced yard . Upstairs the primary bedroom with plenty of closet space, ensuite bathroom. Spacious second bedroom & bath. Five min walk to Port Moody Sky Train, SuterBrook, Newport Village, Rocky Point, IGA, BC Liquor store, Starbucks and more. A short drive to stunning lakes and nature trails. OPEN HOUSE Sat March 7th, 12noon to 1:30pm.**