



Presented by:
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Active
R2500887

Board: V
 House/Single Family

1045 HERON WAY

Port Moody
 Anmore
 V3H 5G6

Residential Detached

\$3,288,000 (LP)
 (SP)



| | | | |
|-------------------------------------|------------------|-------------|------------------------------------|
| Sold Date: | Frontage (feet): | 0.00 | Original Price: \$3,288,000 |
| Meas. Type: Feet | Bedrooms: | 6 | Approx. Year Built: 2018 |
| Depth / Size: | Bathrooms: | 8 | Age: 3 |
| Lot Area (sq.ft.): 43,560.00 | Full Baths: | 7 | Zoning: RES |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: \$17,483.35 |
| Rear Yard Exp: | | | For Tax Year: 2019 |
| Council Apprv?: | | | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | | P.I.D.: 028-076-354 |
| | | | Tour: |

View: :
 Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed**

Legal: **LOT 1, PLAN BCP42742, SECTION 20, TOWNSHIP 39, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Swirlpool/Hot Tub**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Pantry, Security System,**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------------|--------------|-------|------|------------|
| Main | Kitchen | 26'0 x 24'6 | Above | Bedroom | 14'2 x 20'0 | | | x |
| Main | Dining Room | 20'6 x 18'0 | Above | Bedroom | 14'4 x 15'10 | | | x |
| Main | Great Room | 27'0 x 21'0 | Above | Bedroom | 17'6 x 15'1 | | | x |
| Main | Living Room | 22'10 x 17'6 | Above | Office | 22'0 x 14'1 | | | x |
| Main | Foyer | 11'0 x 10'0 | Below | Media Room | 46'6 x 20'1 | | | x |
| Main | Bedroom | 14'4 x 15'10 | Below | Bedroom | 14'4 x 15'10 | | | x |
| Main | Kitchen | 10'0 x 11'2 | Below | Flex Room | 19'8 x 17'6 | | | x |
| Main | Mud Room | 12'0 x 10'3 | | | x | | | x |
| Above | Master Bedroom | 18'2 x 21'0 | | | x | | | x |
| Above | Walk-In Closet | 24'6 x 12'10 | | | x | | | x |

| | | | | | | | |
|----------------------------|----------------------|----------------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 3,316 | # of Rooms: 17 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 3,097 | # of Kitchens: 2 | 1 | Main | 2 | No | Barn: |
| Finished Floor (Below): | 2,464 | # of Levels: 3 | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: None | 3 | Below | 3 | No | Pool: |
| Finished Floor (Total): | 8,877 sq. ft. | Crawl/Bsmt. Height: | 4 | Main | 3 | Yes | Garage Sz: |
| | | Beds in Basement: 0 | 5 | Above | 4 | Yes | Grg Dr Ht: |
| Unfinished Floor: | 0 | Basement: Full | 6 | Below | 3 | Yes | |
| Grand Total: | 8,877 sq. ft. | | 7 | Above | 5 | Yes | |
| | | | 8 | Above | 3 | Yes | |

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

Sutton Group-West Coast Realty

COURT ORDER SALE. Superbly crafted home built in Uplands with breathtaking views of the mountains and valley. Contemporary interiors are pair with elegant craftsmanship such as custom veneer woodwork & cabinetry; seamless glass railing & hardware; imported Spanish 7" hardwood flooring; custom Italian tiles; exotic marble; Gagganeau appliances; two-sided fireplace dividing family room and living room; floating staircase with 6" threads; designer lighting pieces throughout. Quality is seen at every inch of this home.