



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
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Active
R2575311

Board: V
House/Single Family

111A HEMLOCK DRIVE

Port Moody
Anmore
V3H 4W9

Residential Detached

\$1,488,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,488,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1998
Depth / Size:	Bathrooms:	4	Age: 23
Lot Area (sq.ft.): 21,780.00	Full Baths:	3	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,394.25
Rear Yard Exp: North			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 023-996-315
			Tour:
View:	Yes: Mountain		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas, Septic, Water		
Sewer Type:	Septic		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

Reno. Year: **2018**
R.I. Plumbing:
R.I. Fireplaces:
Metered Water:

Total Parking: **9** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 2, PLAN LMS3064, SECTION 20, 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 1 OR V, AS**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	16'4 x 16'1	Bsmt	Kitchen	11'7 x 10'1			x
Main	Kitchen	16' x 13'	Bsmt	Bedroom	13'6 x 11'			x
Main	Dining Room	11'2 x 10'	Bsmt	Den	11'5 x 9'10			x
Main	Library	14' x 10'6			x			x
Main	Laundry	9'2 x 8'8			x			x
Above	Master Bedroom	17'9 x 13'4			x			x
Above	Walk-In Closet	7'2 x 4'10			x			x
Above	Bedroom	11'6 x 11'3			x			x
Above	Bedroom	15'5 x 12'6			x			x
Bsmt	Living Room	18'3 x 13'3			x			x

Finished Floor (Main): 1,043	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,029	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 1,031	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,103 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total: 3,103 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

Listing Broker(s): **Amex Broadway West Realty**

This 1/2 duplex itself with 0.5 Acre Lot in Anmore. Nice Mountain view! Well maintained home with lots of upgrades including Engineering flooring through, granite, countertops, new island and SS appliances. Spacious library/office is perfect for working in home. Long term tenant living in basement with individual entrance. Easy to show with previous day notice.



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Active
R2583393

Board: V
House with Acreage

2030 RIDGE MOUNTAIN DRIVE

Port Moody
Anmore
V3H 0G7

Residential Detached

\$3,300,000 (LP)

(SP)



Sold Date:	Frontage (feet):	121.47	Original Price: \$3,300,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2018
Depth / Size: 350.82021	Bathrooms:	8	Age: 3
Lot Area (sq.ft.): 43,560.00	Full Baths:	6	Zoning: RS1
Flood Plain: No	Half Baths:	2	Gross Taxes: \$18,047.82
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 905-013-734
			Tour:

View: **Yes: Burrard Inlet, Gulf Islands**
 Complex / Subdiv: **Pinnacle Ridge Estates**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete Frame, Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Heat Pump, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Fibreglass**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Triple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No : There shouldn't be but we can't say for sure**
 Fixtures Rmvd: **No : There shouldn't be but we can't say for sure**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 15 SECTION 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP50736**

Amenities: **Air Cond./Central, Sauna/Steam Room**

Site Influences:
Features: **Air Conditioning, Sprinkler - Fire, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	15' x 13'6"	Above	Master Bedroom	15'6" x 22'			x
Main	Den	15'8" x 12'	Above	Bedroom	15' x 13'			x
Main	Living Room	15' x 19'6"	Above	Bedroom	13' x 15'			x
Main	Great Room	19'6" x 15'6"	Above	Bedroom	15' x 13'			x
Main	Kitchen	19'6" x 22'	Above	Loft	11' x 11'			x
Main	Bedroom	13'6" x 15'	Bsmt	Recreation	24' x 14'6"			x
Main	Foyer	16' x 11'	Bsmt	Media Room	29' x 14'			x
Main	Wok Kitchen	0' x 0'	Bsmt	Bedroom	11' x 11'			x
		x	Bsmt	Kitchen	11' x 13'6"			x
		x	Bsmt	Living Room	17'8" x 16'4"			x

Finished Floor (Main):	2,593	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,622	# of Kitchens: 3	1	Main	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	2,000	Suite: Legal Suite	3	Above	5	Yes	Pool:
Finished Floor (Total):	7,215 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 1	5	Above	3	Yes	Grg Dr Ht:
		Beds not in Basement: 5	6	Above	3	Yes	
Unfinished Floor:	0	Basement: Full, Fully Finished	7	Bsmt	3	Yes	
Grand Total:	7,215 sq. ft.		8	Bsmt	2	No	

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

COURT ORDERED SALE! This +/- 1 Acre luxury estate affords panoramic views of the Gulf Islands, North Shore Mountains and Burrard Inlet and is located in the exclusive "PINNACLE RIDGE ESTATES" in Anmore. This is the epitome of the resort lifestyle with extensive landscaping, captivating views, elegant foyer, chef's kitchen, custom millwork, wok kitchen, steam room, theatre room with full bar, lavish sculptural elements, gorgeous material, refined finishes and an abundance of privacy. This +/-7,215 Sq. Ft., 6 Bedroom, 8 Bathroom Trophy Estate Home is a must see!