



Presented by:
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KW ELITE REALTY
KELLERWILLIAMS

Active
R2340230
Board: V
House/Single Family

24 FLAVELLE DRIVE

Port Moody
Barber Street
V3H 4L4

Residential Detached

\$1,359,900 (LP)

(SP)



Sold Date:	Frontage (feet):	52.00	Original Price: \$1,359,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size:	Bathrooms:	3	Age: 30
Lot Area (sq.ft.): 6,530.00	Full Baths:	3	Zoning: SF
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,618.20
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-971-915
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed, Tile**

Legal: **LOT 12 DISTRICT LOT 226 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 74671**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'	Below	Recreation	27' x 13'			x
Main	Dining Room	13' x 12'	Below	Bedroom	13'6 x 11'			x
Main	Kitchen	19' x 13'	Below	Laundry	20' x 12'			x
Main	Family Room	21' x 18'	Below	Storage	25' x 17'			x
Main	Master Bedroom	15'6 x 12'6			x			x
Main	Walk-In Closet	7' x 6'5"			x			x
Main	Bedroom	12' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Pantry	6'6 x 4'			x			
Below	Foyer	15' x 10'			x			

Finished Floor (Main):	2,168	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	Yes	Barn:
Finished Floor (Below):	1,510	# of Levels: 2	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total):	3,678 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total:	3,678 sq. ft.	Basement: Partly Finished, Separate Entry	6				
			7				
			8				

Listing Broker(s): **RE/MAX Crest Realty**

Beautiful family home on a quiet cul-de-sac in the prestigious Barber Street area of Port Moody. 2,168 sq. ft. on the main floor with 3 bedrooms, huge family room, renovated kitchen with granite counters, walk-in closet in the master along with a 5 piece ensuite. Gorgeous oak spiral stairway leading upstairs. Down is another 1510 sq. ft. with suite potential. All this and a double car garage and a backyard facing onto a nature reserve for maximum privacy. You will fall in love with this well kept executive home.