



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com

kw ELITE REALTY
KELLERWILLIAMS.

Active
R2447524

Board: V
Townhouse

77 101 PARKSIDE DRIVE

Port Moody
Heritage Mountain
V3H 4W6

Residential Attached

\$1,050,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$1,050,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1991
Depth / Size (ft.):	Bedrooms: 3	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: STRATA
Flood Plain:	Full Baths: 3	Gross Taxes: \$4,769.98
Council Apprv?:	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$480.32	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-321-062
Mgmt. Co's Name: Pacific Quorum		Tour:
Mgmt. Co's Phone: 604-635-0260		
View: No :		
Complex / Subdiv: Tree Tops		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

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

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open, Other**

Locker: **N**
Dist. to School Bus:
Total Units in Strata: **172**

Dist. to Public Transit: **2 Blocks**
Units in Development: **172**
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Tile, Vinyl/Linoleum**

Maint Fee Inc: **Gardening, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 157, PLAN LMS74, DISTRICT LOT 347&349, 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: **Club House, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Freezer, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 17'7	Below	Recreation	11'8 x 30'6			x
Main	Dining Room	14'6 x 12'11	Below	Flex Room	14'6 x 14'11			x
Main	Family Room	11'11 x 13'9	Below	Utility	16' x 8'9			x
Main	Kitchen	11'11 x 8'0	Below	Storage	9'11 x 9'4			x
Main	Nook	13'8 x 9'6	Below	Workshop	9'11 x 9'4			x
Main	Foyer	6'4 x 9'3			x			x
Above	Master Bedroom	16'7 x 14'9			x			x
Above	Den	10' x 11'7			x			x
Above	Bedroom	11'4 x 10'5			x			x
Above	Bedroom	12'2 x 10'5			x			x

Finished Floor (Main): 1,757	# of Rooms: 15	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 533	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 1,052	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,342 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Fully Finished			6				
Grand Total: 3,342 sq. ft.				7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

Nestled on a cul-de-sac, on Port Moody's Heritage Mountain, you'll find tranquil living in "Treetops", a duplex-style townhome. Step in this 3,400 sq ft home & see the stain glass window of the large den, then the vaulted ceilings over the living & dining room. A double-sided fireplace also brings warmth to the family room. Enjoy the sun on the greenbelt deck. Steps to nearby trails up the mountain or down to the indoor pool or inlet trails. The home features a large master on main with a large walk in closet, plus 2 bedrooms upstairs. Lots of space & options for the finished basement including a flex room that could be converted to an additional bedroom! A workshop just off the double garage with room for 2 more cars on the driveway. Close to great schools, shopping, recreation & transit.