

Presented by:
Bill Babcock
 Prudential Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

Port Moody, Port Moody Centre Residential Attached
1001 400 CAPILANO RD, V3H 0E1 **Active**
 MLS# V1103539



List Price: \$278,800 Previous Price:

Subdiv/Complex: ARIA 2

Frontage:	Approx Yr Blt: 2008	PID:	027-744-922
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 7	Zoning:	MF
Exposure:	Bedrooms: 1	Taxes:	\$1,471 (2014)
Stories in Bldg: 27	Bathrooms: 1	GST/HST Incl?:	
Flood Plain: No	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - CITY & MOUNTAINS		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete Frame	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete, Glass, Mixed		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Other		
Renovations:	Reno Year:	
Flooring: Wall/Wall/Mixed	Dist to Public Trans: 1 BLK	Dist to School/Bus: 1 BLK
Water Supply: City/Municipal	Units in Development: 207	Total Units in Strata: 207
Heat/Fuel: Baseboard, Electric	Locker: No	
No. of Fireplaces: 1	Possession:	
Fireplace Fuel: Electric	Title to Land: Freehold Strata	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Seller's Interest: Registered Owner	
	Mortgage Info: \$0	
Mngmt Co: BAYWEST	Property Disclosure: N - SELLER NEVER LIVED IN	
Mngmt Ph:	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
	Maint Fee: \$194.31	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: PL BCS3224 LT 64 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V
 Amenities: Club House, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'5 X 10'						
Main F.	Kitchen	9' X 8'						
Main F.	Master Bedroom	13' X 10'						
Main F.	Dining	11'5 X 8'						
Main F.	Foyer	8' X 6'						

Floor Area (SqFt):	Total # Rooms: 5	<u>Bathrooms</u>
Finished Floor Area Main: 650	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 650	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 650		8

Listing Broker(s): RE/MAX Lifestyles Realty

ARIA 2 at SUTTERBROOK, master planned community built by award winning developer ONNI. Spotless & clean 10th floor unit with fantastic VIEW of CITY & MOUNTAINS. Spacious and bright, this condo features wall to wall windows, over-height ceilings, balcony, GRANITE countertops, WOOD floors, new paint & stainless STEEL appliances, ensuite laundry, 1 parking, 1 storage locker. Enjoy the 14,000+ sq ft recreational facility which boasts an Indoor POOL, exercise room, Sauna, Squash court, theatre, party room and much more...Close to West Coast Express. Walk to shopping, Starbucks and Rocky Point.

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Port Moody, North Shore Pt Moody Residential Attached
302 260 NEWPORT DR, V3H 5C6 MLS# V1105516 **Active**

	List Price: \$279,900	Previous Price:	
	Subdiv/Complex: THE MCNAIR Frontage: _____ Approx Yr Blt: 1999 PID: 024-006-378 Depth/Size: _____ Age at List Date: 16 Zoning: Apartment/Condo Lot SqFt: 0 Bedrooms: 1 Taxes: \$1,457 (2014) Exposure: _____ Bathrooms: 2 GST/HST Incl?: Stories in Bldg: _____ Full Baths: 1 Tax Incl Utilities: Flood Plain: _____ Meas. Type: 1 Half Baths: 1 Apprvl Reqd: Fixtures Lsd: _____ Fixt Removed: _____ View: Y - Courtyard		

Style of Home: Corner Unit, Upper Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Brick, Wood Rain Screen: _____ Type of Roof: Metal, Torch-On Renovations: _____ Flooring: Laminate, Mixed Water Supply: City/Municipal Heat/Fuel: Electric No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: _____ R/I Fireplaces:	Total Parking: 1 Covered Parking: 1 Parking Access: Parking Facilities: Garage; Underground Dist to Public Trans: _____ Units in Development: _____ Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Co: PACIFIC QUORUM Mngmt Ph: 604-685-3828 Maint Fee: \$350.00		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL LMS3067 LT 16 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
 Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry
 Features Incl:

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'4 X 11'						
Main F.	Dining	12'4 X 7'5						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	12'3 X 11'5						
Main F.	Den	9' X 8'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 785	Finished Levels: 1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 785	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 785		8

Listing Broker(s): Prudential Sterling Realty

Newport Village - Corner suite is 1 bdrm & den (or 2nd bdrm) facing courtyard & quiet side of building. Features: Laminate floors in dining/living areas + 2 yr old carpet in bdrms, 4 pc ensuite with W/I closet, gas F/P and new piping being paid by seller. Steps away to new Evergreen Line or walk to WestCoast Express, shops, restaurants are at your doorstep. Pets restricted, rental restricted.

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Port Moody, Port Moody Centre Residential Attached
704 121 BREW ST, V3H 0E2 **MLS# V1105491** **Active**



List Price: \$319,800 Previous Price:

Subdiv/Complex: ROOM

Frontage:	Approx Yr Blt:	2008	PID:	027-707-156
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	7	Zoning:	APT
Exposure:	Bedrooms:	1	Taxes:	\$1,727 (2014)
Stories in Bldg:	Bathrooms:	1	GST/HST Incl?:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - MOUNTAIN/CITY

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Underground, Visitor Parking		
Exterior:	Brick, Concrete, Glass	R/I Plumbing:			
Rain Screen:					
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	1 BLK
Renovations:		Units in Development:		Total Units in Strata:	96
Flooring:	Hardwood, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-591-6060	Maint Fee:	\$268.09		

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS3176 LT 84 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Bike Room, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings
 Site Influences: Central Location, Marina Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	14' X 5'						
Main F.	Master Bedroom	12' X 8'						
Main F.	Foyer	8' X 4'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Sutton Grp-West Coast Realty

Enjoy life in this stylish penthouse condo at The Room in Suter Brook Village! Just steps from the new Evergreen SkyTrain station in Port Moody, its located at the heart of an attractive community with shopping, restaurants and other amenities right outside your door. High ceilings, engineered hardwood and slate flooring throughout create a spacious atmosphere which is accented by extensive mountain views. The condo includes membership in the 14,000 sq. ft. Aria Club with pool, whirlpool, sauna, steam room, squash court, large gym, theater and more! Comes with a parking space, storage locker and in-suite laundry. Call for a private showing or visit our Open House this Sunday from 1PM-3PM.

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Port Moody, Port Moody Centre Residential Attached
308 500 KLAHANIE DR, V3H 5L1 **Active**
 MLS# V1097624



List Price: \$319,900 Previous Price:

Subdiv/Complex: TIDES

Frontage:	Approx Yr Blt:	2006	PID:	026-763-729
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	9	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$1,837 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	No
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - GREENBELT			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Glass, Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Other	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:		Units in Development:	52	Total Units in Strata:	164
Flooring:	Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	THE WYNFORD	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-261-0285	Maint Fee:	\$267.00		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management, Snow removal

Legal: PL BCS1961 LT 32 DL 190 LD 36 & 235; TOGETHER WITH ANINTEREST IN THE COMMON PRO
 Amenities: Club House, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Tennis Court(s)
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'3 X 10'4						
Main F.	Dining	12'3 X 11'2						
Main F.	Kitchen	8'5 X 9'6						
Main F.	Master Bedroom	10'6 X 12'4						
Main F.	Bedroom	8'8 X 8'8						
Main F.	Patio	8'6 X 6'						


Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	861	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	861	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	861			8	

Listing Broker(s): Sutton Grp West Coast (Van49)

Fabulous 2 bdrm & 2 bath "TIDES" by Polygon. Spacious functional layout, S/S fridge open kitchen w/big windows providing lots of natural lighting overlook the Greenbelt. BBQ at your own balcony. In suite laundry. The 15000 sq ft Canoe clubhouse incl. swimming pool, jacuzzi, steam room, tennis court, billiards, gym, fitness centre, party room, theatre, playroom & guest suite. Balance of 2/5/10 Warranty. Pets and Rental allowed with restrictions

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Port Moody, Port Moody Centre Residential Attached
2501 400 CAPILANO RD, V3H 0E1 **Active**
 MLS# V1086642

	List Price: \$329,900	Previous Price:	
	Subdiv/Complex: ARIA 2 Frontage: _____ Approx Yr Blt: 2008 PID: 027-746-186 Depth/Size: _____ Age at List Date: 6 Zoning: Apartment/Condo Lot SqFt: 0 Bedrooms: 1 Taxes: APT/CO Exposure: _____ Bathrooms: 1 GST/HST Incl?: \$1,704 (2014) Stories in Bldg: 27 Full Baths: 1 Tax Incl Utilities: No Flood Plain: _____ Meas. Type: 0 Apprvl Reqd: Fixtures Lsd: _____ Fixt Removed: _____ View: Y - PANORAMIC		

Style of Home: Inside Unit, Upper Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Concrete, Glass, Mixed Rain Screen: _____ Type of Roof: Other Renovations: _____ Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric, Forced Air No. of Fireplaces: 1 R/I Fireplaces: _____ Fireplace Fuel: Electric Outdoor Area: Balcony(s) Mngmt Co: BAYWEST Mngmt Ph: 604-591-6060	Total Parking: 2 Covered Parking: 2 Parking Access: Side Parking Facilities: Garage; Underground, Tandem, Visitor Parking R/I Plumbing: _____ Reno Year: _____ Locker: Yes Possession: _____ Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
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Maint Charge Incl: Caretaker, Management, Recreation Facility

Legal: PL BCS3224 LT 190 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Bike Room, Club House, Elevator, Exercise Centre, Pool; Indoor, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3 X 11'5						
Main F.	Dining	11'5 X 6'						
Main F.	Kitchen	8'7 X 8'1						
Main F.	Master Bedroom	13' X 10'						
Main F.	Office	8'4 X 4'4						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 694	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 694	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 694		8

Listing Broker(s): Park Georgia Realty Ltd.(Coq)

Panoramic unobstructed view East, NE & SE, Aria 2 located in Suter Brook by Onni, spacious almost 700sqft 1 bed + office, 1 bath, 9' ceiling, beautiful cabinets, stainless steel appliances, amazing amenities that features 14000 sqft recreation facility that includes, huge canoe room, indoor pool, full gym, theater room, sauna & more. Close to all amenities, rest, grocery, shopping, Newport Village & Rocky Point, walking trail, transit, Westcoast Express, future Evergreen Line. Parking level P3 (Tandem for 2 vehicles) & 1 Locker

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Port Moody, Port Moody Centre Residential Attached
1007 651 NOOTKA WY, V3H 0A1 **MLS# V1102729** **Active**



List Price: \$348,800 Previous Price:

Subdiv/Complex: SAHALEE

Frontage:	Approx Yr Blt: 2008	PID:	027-448-207
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 7	Zoning:	APT
Exposure:	Bedrooms: 2	Taxes:	\$1,762 (2014)
Stories in Bldg: 28	Bathrooms: 2	GST/HST Incl?:	
Flood Plain: No	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type: Feet	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - MOUNTAIN & CITY		

Style of Home:	1 Storey, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	176	Total Units in Strata:	176
Flooring:	Mixed, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	R/I Fireplaces:			
Mngmt Co:	MARTELLO	Property Disclosure:	Y - UPON OFFER ACCEPTANCE		
Mngmt Ph:	604-681-6544	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$266.76				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: SL 62 DL 233 GR 1 NWD SP BCS 2804

Amenities: Exercise Centre, Pool; Outdoor, Restaurant, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	9' X 7'7"						
Main F.	Master Bedroom	11'10" X 8'10"						
Main F.	Bedroom	10'2" X 8'4"						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main: 803	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 803	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area: 0	# or % Rentals: N		7
Grand Total Floor Area: 803			8

Listing Broker(s): RE/MAX 2000 Realty

Shalee by Polygon - Outstanding 7 year old, 2 bedroom, 2 full bathroom home boasting 803 sq.ft. extremely quiet, open floor plan wit split bedroom design. Owner occupied this home, shows extremely well, gas range, S/S appliances, granite counters and electric fireplace. Fabulous Canoe Club featuring 15,000 sq.ft. facility with outdoor pool, spa/hot-tub/steam, fitness room, media and games room, guest suites, indoor basket ball gym and tennis courts. Close to Newport village shops and West Coast Express and future sky-train station. 1 parking stall. Pets and Rentals OK !!

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Port Moody, Port Moody Centre Residential Attached
2609 660 NOOTKA WY, V3H 0B7 MLS# V1101038 **Active**



List Price: \$349,900 Previous Price:

Subdiv/Complex: Nahanni

Frontage:	Approx Yr Blt:	2009	PID:	027-917-771
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	6	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$2,055 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain: No	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Req'd:	
Fixtures Lsd: N				
Fixt Removed: N				
View: Y - City				

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	241	Total Units in Strata:	190
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y		
Mngmt Co:	Gateway	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-635-5000	Maint Fee:	\$215.42		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS3438 LT 215 DL 233 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Bike Room, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Microwave

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'10 X 8'3						
Main F.	Living Room	11'4 X 9'8						
Main F.	Master Bedroom	11'3 X 10'1						
Main F.	Bedroom	10' X 8'5						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Re/Max Metro Realty, Re/Max Metro Realty

Call this home. Priced below assessment this lovely, bright two bedroom two bath VIEW home offers desirable floor plan with bedrooms on the opposite sides. Access to resort quality amenities including an outdoor pool, hot tub, tennis courts, and fitness nature. You are a short walk away from restaurants and shops at Suter Brook/Newport Villages, Westcoast Express and Skytrain station coming in the Summer of 2016. One of the nicest and most conveniently located towers in Port Moody. Pets are permitted with no size or weight restrictions. Rentals are permitted. Market rent approx. \$1,450 - \$1,500/month.

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Port Moody, North Shore Pt Moody Residential Attached
1502 295 GUILDFORD WY, V3H 5N3 **Active**
 MLS# V1097807



List Price: \$353,800 Previous Price: \$359,000

Subdiv/Complex: BENTLEY

Frontage:	Approx Yr Blt:	2007	PID:	026-941-619
Depth/Size:	Type:		Apartment/Condo	
Lot SqFt: 0	Age at List Date:	8	Zoning:	APT
Exposure: SE	Bedrooms:	2	Taxes:	\$2,003 (2014)
Stories in Bldg:	Bathrooms:	1	GST/HST Incl?:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd: N				
Fixt Removed: N				
View:				

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	CLOSE	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	137
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	Atira Property	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-439-8848	Maint Fee:	\$253.84		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS2176 LT 95 DL 470 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	13' X 8'						
Main F.	Master Bedroom	12'8 X 11'						
Main F.	Bedroom	10' X 9'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

Well kept southeast facing unit in BENTLEY in the heart of Port Moody. This 2 bedroom (den converted to bedroom) unit features an open floor plan with southeast exposure, in suite laundry, large pantry and huge balcony. Convenient location close to Newport Village and Port Moody Rec. Centre. Unit comes with 1 parking space and 1 locker. Move in condition.

Presented by:
Bill Babcock
 Prudential Sterling Realty
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Port Moody, Port Moody Centre Residential Attached
2002 651 NOOTKA WY, V3H 0A1 **Active**
 MLS# V1095510



List Price: \$365,000 Previous Price:

Subdiv/Complex: Frontage: Approx Yr Blt: 2008 PID: 027-448-801
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 6 Zoning: STRATA
 Exposure: Bedrooms: 2 Taxes: \$1,888 (2014)
 Stories in Bldg: Bathrooms: 2 GST/HST Incl?:
 Flood Plain: No Full Baths: 2 Tax Incl Utilities: No
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed: N
 View: Y - MOUNTAIN & CITY

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Other		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations: Partly	Units in Development:	Total Units in Strata: 176
Flooring: Wall/Wall/Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: MARTELLO	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-681-6544	Maint Fee: \$252.00	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: STRATA LOT 122 DISTRICT LOT 233 GROUP 1 NEW WEST DISTRICT WITH AN INTEREST IN THE COMMONPROPER
 Amenities: Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor, Tennis Court(s), Wheelchair Access
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'						
Main F.	Dining	10' X 8'0						
Main F.	Kitchen	7'11 X 7'5						
Main F.	Master Bedroom	12' X 9'1						
Main F.	Bedroom	11' X 8'5						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 775	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 775	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 775		8

Listing Broker(s): RE/MAX Crest Realty

"Sahalee" - Great opportunity to live in one of Port Moody's sought after hi-rise apartments. Walking distance to waterfront parks & trails, great mountain biking, or shop & dine at nearby Newport Village. A short walk to Rocky Point Park, public Library/Rec. Centre & West Coast Express. This southwest-facing unit offers plenty of large windows for natural light & a superb view of the city & mtn. Mbdrm incl. exceptionally finished 4-pc ensuite. Full bath in hallway adjacent to 2nd Bdrm. Kitchen is finished w/ granite counters & sleek S/S appls. Ownership incl. exclusive membership to the Canoe Club w/access to the pool, spa, tennis court & much more. Owner will replace existing carpet.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
 # 1102 660 NOOTKA WY, V3H 0B7 MLS# V1097531 **Active**



List Price: \$368,000 Previous Price:

Subdiv/Complex: Nahanni

Frontage:	Approx Yr Blt:	2009	PID:	027-916-758
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	6	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$1,986 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - Y-MOUNTAIN/CITY

Style of Home:	Inside Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete Frame	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	GATEWAY	Property Disclosure:	Y		
Mngmt Ph:	604-635-5000	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$233.38				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS3438 LT 113 DL 233 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Club House, Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'6						
Main F.	Living Room	8' X 7'						
Main F.	Kitchen	9' X 7'9						
Main F.	Master Bedroom	11'8 X 9'2						
Main F.	Bedroom	10'8 X 8'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main: 837	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 837	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 837			8

Listing Broker(s): RE/MAX Central, RE/MAX Central

NAHANNI by Polygon in beautiful Port Moody. Beautiful South West Views. Open 2 Bedrooms, 2 Bathrooms, 2 Parking in super location. Features include expansive windows, Granite Counter tops, Stainless Steel Kitchen Appliances and a Gas Range, Built in Microwave. Laminated Floors in Living and Dining Room. Move in Condition. Shows Beautifully. Ideally located close to the shops and restaurants of Newport Village, the conveniences of Coquitlam Centre and all the parks and trails of Port Moody. New Evergreen Line Coming Soon. Ownership includes exclusive membership to the resort amenities at the 15,000 Canoe Club. You will love it. Call today.

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
105 200 NEWPORT DR, V3H 5B7 MLS# V1107417 **Active**

No Photo Available	List Price: \$368,800	Previous Price:
	Subdiv/Complex: ELGIN (NEWPORT VILLAGE)	
	Frontage:	Approx Yr Blt: 1997
	Depth/Size:	PID: 023-506-491
	Lot SqFt: 0	Age at List Date: 18
	Exposure:	Bedrooms: 2
	Stories in Bldg:	Bathrooms: 2
	Flood Plain:	Full Baths: 2
	Meas. Type:	Half Baths: 0
	Fixtures Lsd:	
	Fixt Removed:	
	View: N	

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: 1 BLK	Dist to School/Bus: NEAR
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Hardwood, Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Y	
Mngmt Co: FIRST SERVICE RES	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-469-0014	Maint Fee: \$379.00	

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS2505 LT 67 DL 191 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	9' X 10'						
Main F.	Dining	10' X 12'						
Main F.	Master Bedroom	11' X 16'						
Main F.	Bedroom	9' X 12'						

<u>Floor Area (SqFt):</u>	<u>Total # Rooms:</u> 5	<u>Bathrooms</u>
Finished Floor Area Main: 1,038	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,038	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,038		8

Listing Broker(s): RE/MAX All Points Realty Grp.

Popular Newport Village! Beautifully renovated 2 bedroom condo in The Elgin. Wow!! Just like brand new. Gorgeous renovations that include a totally new kitchen with granite countertop, backsplash, tile floor, stainless steel fridge, stove & dishwasher! Beautiful hand scraped hardwood floors in living room, dining room & hallway. Both bathrooms completely updated. Walk to Rocky Point, rec centre, restaurants, shopping & transit as well as the future Evergreen line. A must see. Call now.

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
1404 200 NEWPORT DR, V3H 5B7 **Active**
 MLS# V1103460



List Price: \$369,900 Previous Price:

Subdiv/Complex: The Elgin - Newport Village

Frontage:	Approx Yr Bld:	1997	PID:	023-507-381	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	18	Zoning:	STRATA
Exposure:	SE	Bedrooms:	2	Taxes:	\$1,946 (2014)
Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	
Meas. Type:		Half Baths:	0	Apprvl Req:	

Fixtures Lsd:

Fixt Removed: N

View: Y - 2 Balconies, South-East Facing, Some Inlet & Burnaby Mount.

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	Close	Dist to School/Bus:	Close by
Renovations:	Partly	Reno Year:	2009	Units in Development:	
Flooring:	Hardwood	Locker:	Yes	Total Units in Strata:	183
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)			Property Disclosure:	Y - Dated Feb 2nd, 2015
Mngmt Co:	First Service Residential	Bylaw Restrictions:		Pets Allowed w/Rest.,	Rentals Allowed
Mngmt Ph:		Maint Fee:	\$368.78	w/Restrictions	

Maint Charge Incl: Caretaker, Gardening, Gas, Management, Recreation Facility, Snow removal

Legal: PL LMS2505 LT 156 DL 191 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Private Setting, Marina Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	11'8 X 11'1						
Main F.	Bedroom	10'5 X 8'1						
Main F.	Dining	12'11 X 7'						
Main F.	Living Room	12'11 X 12'8						
Main F.	Kitchen	9'11 X 7'11						
Main F.	Foyer	10'10 X 5'10						
Main F.	Laundry	4'11 X 3'5						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Century 21 In Town Realty

The Elgin: Gorgeous, spacious, views from 2 balconies & concrete construction! What more could you need? Original owner of this immaculate 2 bed, 2 bath Bosa built Newport Village condo with many tasteful updates over the years. Old world charm in a modern building. Professionally managed strata, hot tub, fitness room, 1 parking and 1 storage all included. Enjoy the convenience of Newport Village living being walking distance from Burrard Inlet trails, Suter Brook, transit, Rec Centre, Library, future Evergreen Line, West Coast Express, & more! Open House Sunday March 1st, 2-4pm.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
3009 660 NOOTKA WY, V3H 0B7 **MLS# V1092198** **Active**



List Price: \$376,000 Previous Price:

Subdiv/Complex: Frontage: Approx Yr Blt: 2009 PID: 027-918-033
 Depth/Size: Lot SqFt: 0 Age at List Date: 5 Zoning: Apartment/Condo
 Exposure: Bedrooms: 2 Taxes: \$2,165 (2014)
 Stories in Bldg: Bathrooms: 2 GST/HST Incl?:
 Flood Plain: Full Baths: 2 Tax Incl Utilities:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other		
Renovations:	Reno Year:	Dist to Public Trans: Dist to School/Bus:
Flooring: Laminate, Tile, Mixed		Units in Development: Total Units in Strata:
Water Supply: City/Municipal		Locker:
Heat/Fuel: Electric		Possession:
No. of Fireplaces: 1	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel: Gas - Natural		Seller's Interest: Registered Owner
Outdoor Area: Balcony(s)		Mortgage Info: \$0
		Property Disclosure: Y
Mngmt Co: GATEWAY PROPERTY MANAGEMENT		Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
Mngmt Ph: 604-635-5000	Maint Fee: \$212.24	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Other

Legal: PL BCS3438 LT 241 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, Exercise Centre, Pool; Outdoor, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	10'6 X 10'						
Main F.	Kitchen	8'6 X 7'						
Main F.	Living Room	15' X 11'						
Main F.	Dining	8'6 X 7'						
Main F.	Bedroom	8'9 X 9'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	776	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	776	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	776			8	

Listing Broker(s): Sincere Real Estate Services

Spectacular views from every room, open plan, granite countertop, great amenity in the building, close to shopping and Evergreen line coming soon

Presented by:
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 Prudential Sterling Realty
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 Email: bbabcock@telus.net

Port Moody, Port Moody Centre Residential Attached
2502 660 NOOTKA WY, V3H 0B7 **MLS# V1092188** **Active**



List Price: \$378,000 Previous Price:

Subdiv/Complex: NAHANNI

Frontage:	Approx Yr Blt:	2009	PID:	027-917-631
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	5	Zoning:	CDRM
Exposure:	Bedrooms:	2	Taxes:	\$2,176 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed: N				
View:				

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	Dist to School/Bus:
Flooring:				Units in Development:	Total Units in Strata:
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Gas - Natural			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
				Property Disclosure:	Y
Mngmt Co:	GATEWAY PROPERTY MANAGEMENT			Bylaw Restrictions:	Rentals Allowed w/Restrictions
Mngmt Ph:	604-635-5000	Maint Fee:	\$229.92		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Other

Legal: PL BCS3438 LT 201 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Pool; Outdoor, Recreation Center, Elevator, Exercise Centre
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'6 X 11'						
Main F.	Dining	6'6 X 8'0						
Main F.	Kitchen	7'9 X 9'0						
Main F.	Master Bedroom	9'2 X 11'8						
Main F.	Bedroom	8'0 X 10'8						


Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	837	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	837	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	837		8

Listing Broker(s): Sincere Real Estate Services

NAHANNI - Well kept two bedroom unit. Take advantage of the Canoe club which offers an outdoor pool, fitness centre, basketball court, tennis courts and more. Priced to sell and will only increase in value with the new Evergreen line coming soon. Great open layout floor plan with separated bedrooms. Spacious L-shaped kitchen layout with kitchen island. Generous patio size and large windows gives a bright and spacious feel.

Presented by:
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 Email: bbabcock@telus.net

Port Moody, North Shore Pt Moody Residential Attached
804 295 GUILDFORD WY, V3H 5N3 **Active**
 MLS# V1089465

	List Price: \$389,990	Previous Price: \$389,998	
	Subdiv/Complex: THE BENTLEY Frontage: _____ Approx Yr Blt: 2007 PID: 026-941-147 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 7 Zoning: STRATA Exposure: SW Bedrooms: 2 Taxes: \$1,963 (2014) Stories in Bldg: 22 Bathrooms: 2 GST/HST Incl?: Flood Plain: _____ Full Baths: 2 Tax Incl Utilities: No Meas. Type: Feet Half Baths: 0 Apprvl Reqd: Fixtures Lsd: _____ Fixt Removed: _____ View: Y - MOUNTAINS		

Style of Home: Corner Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Concrete Rain Screen: _____ Type of Roof: Other Renovations: _____ Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: _____ R/I Fireplaces: _____	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking Facilities: Garage; Underground Dist to Public Trans: _____ Units in Development: _____ Locker: Yes Possession: _____ Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
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Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS2176 LT 48 DL 470 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	22' X 12'						
Main F.	Kitchen	10'8 X 8'						
Main F.	Master Bedroom	11' X 11'						
Main F.	Bedroom	9'8 X 9'6						


Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 958	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height: _____	4
Total Finished Floor Area: 958	Restricted Age: _____	5
	# Pets / Cats; Dogs: _____	6
Unfinished Floor Area: 0	# or % Rentals: _____	7
Grand Total Floor Area: 958		8

Listing Broker(s): Sutton Grp-West Coast Realty

The "Bentley" concrete high rise built by Bosa. Spacious 2 Bedroom + 2 Bath, Bright with a great lay out, fireplace, open kitchen with breakfast bar. This corner unit with balcony overlooks New Port Villiage & views of the mountains.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
205 700 KLAHANIE DR, V3H 5L3 **MLS# V1106505** **Active**



List Price: \$392,500 Previous Price:

Subdiv/Complex:

Frontage:	Approx Yr Bilt:	2007	PID:	027-269-574
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	8	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$2,113 (2014)
Stories in Bldg: 4	Bathrooms:	2	GST/HST Incl?:	
Flood Plain: No	Full Baths:	2	Tax Incl Utilities:	Yes
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd: N				
Fixt Removed: N				
View:	Y - WATERVIEW			

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Brick, Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	Dist to School/Bus:
Flooring:				Units in Development:	Total Units in Strata:
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	GATEWAY			Property Disclosure:	Y
Mngmt Ph:	604-635-5000	Maint Fee:	\$280.27	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Other

Legal: PL BCS2592 LT 26 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener, Security System, Smoke Alarm
 Site Influences: Central Location, Marina Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'8 X 13'						
Main F.	Dining	11'8 X 9'						
Main F.	Kitchen	13' X 8'6"						
Main F.	Master Bedroom	11'4 X 10'8"						
Main F.	Bedroom	12'6 X 9'8"						
Main F.	Walk-In Closet	5' X 4'6"						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,012	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,012	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,012			8	

Listing Broker(s): Park Georgia Realty Ltd. (Coq)

Oceanview!! Gorgeous 2 bedrm, 2 bath corner unit. Feature stainless appliances, gas stove, spacious eating area. Newly painted, new carpets in bedrooms, covered deck. Klahanie is known for its First Class "Canoe Club", a 15,000 sqft clubhouse, outdoor pool, hot tub, sauna, gym, basketball plus tennis courts. Walk Everywhere! Rocky Point Park, Ocean, trails, shopping and soon to be completed "Evergreen Line"! Quick possession! Open House Sat. Feb 21 2-4 and Sunday Feb 22 2-4.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
214 701 KLAHANIE DR, V3H 5L6 **MLS# V1106177** **Active**



List Price: \$395,000 Previous Price:

Subdiv/Complex: The Lodge at Klahanie

Frontage:	Approx Yr Blt:	2009	PID:	027-915-859
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	6	Zoning:	CD 28
Exposure:	Bedrooms:	2	Taxes:	\$2,003 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stone, Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 blk	Dist to School/Bus:	5 blks
Renovations:		Units in Development:	241	Total Units in Strata:	51
Flooring:	Tile, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Gateway	Property Disclosure:	Y - Dated Feb 5, 2015		
Mngmt Ph:	604-635-5000	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
	Maint Fee:	\$267.00			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS3438 LT 23 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Guest Suite, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Intercom, Pantry, Range, Smoke Alarm, Sprinkler - Fire, Windows - Thermo

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'10 X 11'						
Main F.	Kitchen	9' X 8'						
Main F.	Master Bedroom	14' X 10'8						
Main F.	Bedroom	9' X 8'4						
Main F.	Dining	9' X 7'						
Main F.	Pantry	8' X 6'						
Main F.	Walk-In Closet	10' X 7'						


Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 6 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Keller Williams Elite Realty

IMMACULATE 2 BDR/2 BATH HOME at The Lodge at Klahanie! Open plan with granite counters, Stainless Appliances, Gas Stove and handy eating bar! Luxurious master bdrm has large walk-in closet and an ensuite with granite counters and separate shower and bath! Large balcony for great bbq's and relaxation! Includes access to the exclusive Canoe Club facility, with pool, hot tub, tennis, workout equipment, media room, lounge with kitchen facilities, 3 guest suites and more! Close to all amenities! Shopping, restaurants, walking trails, Rocky Point Marina and the future Moody Centre and Inlet Centre Skytrain Stations! Still includes 5 year warranty! 2015 assessed value \$405,000! OPEN HOUSE SUN. Mar 1, 2-4pm.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
1701 651 NOOTKA WY, V3H 0A1 **Active**
 MLS# V1102766



List Price: \$395,000 Previous Price:

Subdiv/Complex: SAHALEE

Frontage:	Approx Yr Blt:	2008	PID:	027-448-550
Depth/Size:	Type:		Apartment/Condo	
Lot SqFt:	Age at List Date:	7	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$2,096 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - MOUNTAINS & BURRARD INLET			

Style of Home:	Corner Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:	176	Total Units in Strata:	176
Flooring:	Laminate, Mixed, Tile	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	MARTELLO	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-681-6544	Maint Fee:	\$291.66		

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS2804 LT 97 DL 233 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Elevator, Exercise Centre, Guest Suite, Pool; Outdoor, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub
 Spa/Swirlpool, Intercom, Microwave, Security System, Sprinkler - Fire
 Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	11'5 X 8'8						
Main F.	Bedroom	10'1 X 8'8						
Main F.	Kitchen	7'5 X 4'1						
Main F.	Dining	9'8 X 10'						
Main F.	Laundry	4' X 4'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	2	6
Unfinished Floor Area:	# or % Rentals:	100%	7
Grand Total Floor Area:			8

Listing Broker(s): Prudential Sterling Realty

WOW! CORNER UNIT with large window in kitchen making this an ideal choice for the Chef in the family! Picturesque VIEWS throughout & located in Port Moody's most sought after neighbourhood - KLAHANIE! Granite island & countertops, gas range, wood flooring & LARGE balcony which overlooks the pool & amenities. Ownership offers exclusive use of the CANOE CLUB with over 15,000 sq ft of amenities including tennis & indoor courts, media/function/games rooms, gym, outdoor pool & guest suites! Fantastic LOCATION! Short walk to the future Evergreen Line, trendy Newport & Suter Brook Village shopping (25 min. commute to downtown via WCE) Pets & rentals welcome. *** OPEN HOUSE*** SUNDAY FEBRUARY 22, 1PM-3PM

Presented by:
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Port Moody, Port Moody Centre Residential Attached
702 301 CAPILANO RD, V3H 0G6 MLS# V1101107 **Active**



List Price: \$399,800 Previous Price:

Subdiv/Complex: THE RESIDENCES

Frontage:	Approx Yr Blt:	2013	PID:	029-064-279	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	Age at List Date:	2	Zoning:	M3	
Exposure:	Bedrooms:	2	Taxes:	\$2,263 (2014)	
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:		
Flood Plain:	No	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:	N				
Fixt Removed:	N				
View:					

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:	Other	Units in Development:	176	Total Units in Strata:	176
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	Rancho Management	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-684-4508	Maint Fee:	\$238.00		

Maint Charge Incl: Caretaker, Garbage Pickup, Hot Water, Management, Sewer

Legal: PL EPS1232 LT 37 DL 233 LD 36 THE STRATA LOT AS **UCR 10-08-14**
 Amenities: Exercise Centre, In Suite Laundry, Elevator, Recreation Center, Sauna/Steam Room, Guest Suite
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Shopping Nearby, Central Location, Private Setting

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	11'4 X 10'3						
Main F.	Kitchen	9'5 X 8'8						
Main F.	Living Room	12'8 X 11'4						
Main F.	Bedroom	13' X 10'5						
Main F.	Den	10'3 X 7'						
Main F.	Dining	11'5 X 8'3						


Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	936	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	936	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	936		8

Listing Broker(s): RE/MAX Select Properties

NO GST-Discover this amazing 2 bed + den, 2 bath home at The Residences in Sutter Brook Village. Featuring an open and functional layout with 9 ft ceilings, a large balcony, gas range and all the modern amenities one would come to expect in a new building. The Residence is Walking distance to shopping, restaurants, Rocky Point, and so much more. This building supports amazing facilities: over 30,000 sq/ft residences club, professional fitness center, sauna, media room and much more. Also coming soon, the Evergreen Line Station! Comes with 1 parking space and 1 locker.

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Port Moody, North Shore Pt Moody Residential Attached
202 288 UNGLESS WY, V3H 0C9 **Active**
 MLS# V1106068

	List Price: \$405,000	Previous Price:	
	Subdiv/Complex: THE CRESCENDO Frontage: _____ Approx Yr Blt: 2008 PID: 027-386-287 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 7 Zoning: STRATA Exposure: NE Bedrooms: 2 Taxes: \$2,228 (2014) Stories in Bldg: 2 Bathrooms: 2 GST/HST Incl?: Flood Plain: Full Baths: 2 Tax Incl Utilities: No Meas. Type: Half Baths: 0 Apprvl Reqd: Fixtures Lsd: N Fixt Removed: N View:		

Style of Home: Corner Unit, End Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Concrete, Glass, Mixed Rain Screen: Type of Roof: Other Renovations: Flooring: Hardwood, Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s) Mngmt Co: STRATAWEST MGMT Mngmt Ph: 604-904-9595	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking Facilities: Garage; Underground, Visitor Parking Dist to Public Trans: NEAR Units in Development: 138 Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: N - INVESTMENT-OWNER NEVER LIVED IN Bylaw Restrictions: Rentals Allowed w/Restrictions, Pets Not Allowed Maint Fee: \$206.55
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Maint Charge Incl: Caretaker, Gardening, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS2759 LT 8 DL 470 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Bike Room, Exercise Centre, Sauna/Steam Room, Storage, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Hot Tub Spa/Swirlpool, Microwave, Sprinkler - Fire, Sprinkler - Inground
 Site Influences: Central Location, Shopping Nearby, Marina Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	11' X 8'						
Main F.	Dining	13' X 8'						
Main F.	Master Bedroom	13' X 2'1						
Main F.	Bedroom	11' X 10'						

Floor Area (SqFt): Finished Floor Area Main: 1,100 Finished Floor Area Up: 0 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,100 Unfinished Floor Area: 0 Grand Total Floor Area: 1,100	Total # Rooms: 5 Finished Levels: 1 Basement Area: None Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	Bathrooms 1 4 Piece; Ensuite: Y; Level: Main F. 2 4 Piece; Ensuite: N; Level: Main F. 3 4 5 6 7 8
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Listing Broker(s): Park Georgia Realty Ltd.(Coq)

Bright NE facing 2 bed, 2 bath corner unit in renowned Crescendo tower built by Bosa's Appia Group and located in upscale Newport Village. Rich hdwd entry, in suite laundry, shaker wood kitchen cabinets, SS appliances, granite countertops and breakfast bar island in an open floor plan. Spacious master bedroom complete with large walk-in closet. Come experience resort living at its finest with elegant grand lobby and club house amenities incl. exercise room, social lounge w/kitchen and billiard area, whirlpool spa, steam room, sauna, keyless remote bldg access, video phone entry, bike room and secure underground parking. Parks, water recreation, hospital, school, shops, arterial hwy's, transit and trails nearby OPEN SAT FEB 21 12-2

Presented by:
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 Email: bbabcock@telus.net

Port Moody, Port Moody Centre Residential Attached
307 110 BREW ST, V3H 0E4 **MLS# V1094978** **Active**



List Price: \$419,000 Previous Price: \$424,800

Subdiv/Complex: ARIA 1

Frontage:	Approx Yr Blt:	2008	PID:	027-563-090
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	6	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$1,934 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:				
Fixt Removed:				
View:	Y - TREES			

Style of Home:	Other	Total Parking:	Covered Parking:
Construction:	Concrete	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage Underbuilding, Visitor Parking
Exterior:	Concrete, Glass, Mixed		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Partly	Units in Development:	Total Units in Strata: 216
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	1	Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0
Outdoor Area:	Balcony(s)		
Mngmt Co:	Bay west Managements Corp.	Property Disclosure:	Y
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Maint Fee:	\$307.02		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Water

Legal: PL BCS2972 LT 16 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Storage Shed

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	11'7 X 10'5						
Main F.	Bedroom	11'9 X 9'4						
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	6'5 X 6'1						
Main F.	Den	9' X 8'						
Main F.	Dining	12' X 9'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Hanna Realty Ltd.

Bright & spacious 2 beds and lg size den as 3rd bed/an infant room or an office, 2 full bath in one of the best building in PM, Aria 1. Elegant suite with functional layout, floor to ceiling windows, in-suite laundry & a large balcony. Hardwood floor, custom decorative wall panels, New paint, decorative fireplace facial, gourmet kitchen features wood cabinetry, granite counter tops & S/S appliances. Excellent amenities include: Indoor swimming pool, Fully equipped Gym, squash court, Club house, Jacuzzi, Media room. walking distance to future Green line, Thrifty Foods, Banks, Starbucks, BC Liq Store & Rests conveniently located in the village. Steps away from parks, Library & transportation.

Presented by:
Bill Babcock
 Prudential Sterling Realty
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Port Moody, Port Moody Centre Residential Attached
207 110 BREW ST, V3H 0E4 **MLS# V1091516** **Active**



List Price: \$423,500 Previous Price: \$440,000

Subdiv/Complex: ARI A1

Frontage:	Approx Yr Blt: 2008	PID:	027-563-006
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 6	Zoning:	APT
Exposure: S	Bedrooms: 2	Taxes:	\$1,963 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	
Flood Plain: No	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd:			
Fixt Removed: N - N			
View: Y - MOUNTAINS			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Concrete, Glass				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	BAYWEST MANAGEMENT CORP.	Property Disclosure:	Y		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$307.02				

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS2972 LT 7 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Sprinkler - Fire
 Site Influences: Central Location, Recreation Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'6 X 8'10						
Main F.	Dining	10'2 X 12'2						
Main F.	Living Room	13' X 13'5						
Main F.	Den	8'8 X 8'11						
Main F.	Bedroom	9'5 X 14'1						
Main F.	Master Bedroom	10'4 X 12'2						
Main F.	Foyer	7'10 X 8'2						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Prudential Sterling Realty

ARIA 1-A spacious & open floor plan with mountain views from every window! This functional layout offers 2 bedrooms, den, 2 bathrooms and impressive high ceilings and floor to ceiling windows. The large deck offers a great space for entertaining and relaxing. The kitchen boasts granite countertops, loads of storage, breakfast bar, & stainless steel Kitchen Aid appliances. The master ensuite has been upgraded with a Premier walk-in tub. The building amenities are outstanding-an indoor pool, sauna, hot tub, steam room, fully equipped gym & racquet court, media room, plus party & meeting rooms. Don't miss the opportunity to live in such a vibrant community that offers everything at your doorstep.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
2507 301 CAPILANO RD, V3H 0G6 **Active**
 MLS# V1103754

 THE RESIDENCES <small>AT SUTER BROOK VILLAGE</small>	List Price: \$429,900	Previous Price:	
	Subdiv/Complex:	Frontage:	Approx Yr Blt: 2013
	Depth/Size:		Type: Apartment/Condo
	Lot SqFt: 0	Age at List Date: 2	Zoning: RES
	Exposure:	Bedrooms: 2	Taxes: \$2,401 (2014)
	Stories in Bldg:	Bathrooms: 2	GST/HST Incl?: No
	Flood Plain:	Full Baths: 2	Tax Incl Utilities: No
	Meas. Type: Feet	Half Baths: 0	Apprvl Reqd:
	Fixtures Lsd:		
	Fixt Removed:		
	View:		

Style of Home: Upper Unit	Total Parking:	Covered Parking:
Construction: Concrete Block, Concrete	Parking Access:	
Foundation: Concrete Block	Parking Facilities: Garage; Underground, Other	
Exterior: Concrete, Glass		
Rain Screen:	R/I Plumbing:	
Type of Roof: Metal		
Renovations:	Reno Year:	Dist to Public Trans:
Flooring:		Units in Development:
Water Supply: City/Municipal		Locker:
Heat/Fuel: Baseboard, Electric		Possession:
No. of Fireplaces: 0	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel:		Seller's Interest: Registered Owner
Outdoor Area: Balcony(s)		Mortgage Info: \$0
		Property Disclosure: Y
Mngmt Co:	Maint Fee: \$185.02	Bylaw Restrictions: No Restrictions
Mngmt Ph:		

Maint Charge Incl: Other

Legal: PL EPS1232 LT 165 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: None
 Features Incl:

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	18'6 X 12'						
Main F.	Kitchen	12'6 X 8'						
Main F.	Bedroom	10'8 X 10'6						
Main F.	Family Room	14'3 X 10'8						
Main F.	Master Bedroom	11' X 10'6						


Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 830	Finished Levels: 1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 830	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 830		8

Listing Broker(s): Onni Realty Inc

MOVE IN TODAY! 830 sqft South East facing two bedroom home. Spacious kitchen with extended breakfast bar & premium Kitchen Aid appliances including a classic gas cooktop. Durable laminate flooring throughout the living and dining areas with Berber-style carpeting throughout bedrooms. Bathrooms offer glass enclosed showers with add'l soaker tub in master. Access to the 30,000 sf Residences Club with fitness centre, yoga studio, sauna, lounge, media room, multi-sport court and much more. Located in Suter Brook Village with shops, grocery and liquor stores and cafes steps from your front door. Built by Onni Group. MOVE IN TODAY!

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
1202 290 NEWPORT DR, V3H 5N2 **Active**
 MLS# V1104544

	List Price: \$437,000	Previous Price:	
	Subdiv/Complex: THE SENTINIEL Frontage: _____ Approx Yr Blt: 2006 PID: 026-637-006 Depth/Size: _____ Zoning: Apartment/Condo Lot SqFt: 0 Age at List Date: 9 Zoning: APT Exposure: _____ Bedrooms: 2 Taxes: \$2,354 (2014) Stories in Bldg: _____ Bathrooms: 2 GST/HST Incl?: Flood Plain: _____ Full Baths: 2 Tax Incl Utilities: No Meas. Type: Feet Half Baths: 0 Apprvl Reqd: Fixtures Lsd: Fixt Removed: N - N View: Y - MOUNTAIN		

Style of Home: Corner Unit, Upper Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Concrete, Glass Rain Screen: Type of Roof: Other Renovations: Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s) Mngmt Co: CROSBY Mngmt Ph: 604-683-8900	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: _____ Covered Parking: 1 Parking Access: Parking Facilities: Garage; Underground Dist to Public Trans: Units in Development: Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: N - TO BE FOLLOWED Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	Dist to School/Bus: Total Units in Strata:
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Maint Charge Incl: Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS1807 LT 71 DL 470 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	9' X 9'						
Main F.	Kitchen	11' X 9'						
Main F.	Master Bedroom	16' X 12'						
Main F.	Bedroom	11' X 10'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 1,100	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,100	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,100		8

Listing Broker(s): Hanna Realty Ltd.

Located in Whistler style "Newport Village" in Port Moody Centre. Well maintained beautiful corner unit with mountain view. Spacious living room and large two bed rooms. Great functional layout. Walking distance to Port Moody City Hall, Library, Community center, and beautiful Inlet walking trail. The village is surrounded with restaurant and shops. Close to Evergreen Line skytrain station in near future.

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
903 295 GUILDFORD WY, V3H 5N3 **Active**
 MLS# V1102192



List Price: \$437,000 Previous Price:

Subdiv/Complex:
 Frontage: Approx Yr Blt: 2007 PID: 026-941-201
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 8 Zoning: POMO
 Exposure: S Bedrooms: 2 Taxes: \$2,251 (2014)
 Stories in Bldg: 2 Bathrooms: 2 GST/HST Incl?:
 Flood Plain: No Full Baths: 2 Tax Incl Utilities: No
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - WATER AND MOUNTAINS

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Block	Parking Facilities: Garage; Underground	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co:	Property Disclosure: Y	
Mngmt Ph:	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$308.00		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2176 LT 54 DL 470 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Security - RI, Sprinkler - Fire

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 12'11"						
Main F.	Kitchen	10' X 8'						
Main F.	Bedroom	11'1' X 9'9"						
Main F.	Master Bedroom	12'8' X 11'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 1,091	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,091	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,091		8

Listing Broker(s): RE/MAX All Points Realty Grp.

The Bentley - Beautiful concrete building built by Bosa Properties. In the heart of Port Moody within walking distance of Sutter Brook and New Port Village. Quiet corner unit with a view of the inlet and the mountains. Extremely spacious and well maintained. Still insured under the 2-5-10 warranty. 2 parking stalls and locker. Currently tenanted and the tenant would like to stay.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
415 101 MORRISSEY RD, V3H 0E6 MLS# V1098889 **Active**



List Price: \$449,000 Previous Price:

Subdiv/Complex: Libra at Suterbrook

Frontage:	Approx Yr Blt:	2009	PID:	027-731-944	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	6	Zoning:	M3
Exposure:		Bedrooms:	2	Taxes:	\$2,061 (2014)
Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:					

Style of Home:	Inside Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Laminate			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	Baywest			Property Disclosure:	Y
Mngmt Ph:	604-591-6060	Maint Fee:	\$280.00	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

Maint Charge Incl: Caretaker, Gardening, Hot Water, Management, Recreation Facility

Legal: PL BCS3208 LT 111 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Exercise Centre, Elevator, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Swimming Pool Equip.
 Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'3 X 11'2						
Main F.	Dining	6'3 X 11'2						
Main F.	Kitchen	13'2 X 9'						
Main F.	Foyer	6'10 X 5'3						
Main F.	Master Bedroom	12'2 X 10'						
Main F.	Walk-In Closet	3'10 X 7'11						
Main F.	Bedroom	12'8 X 9'2						
Main F.	Den	9'3 X 6'11						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	980	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	980	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	980			8	

Listing Broker(s): RE/MAX Central

A large bright 2 bedroom plus den condo in Suterbrook. Open concept-great for entertaining. An electric fireplace in spacious living/dining room, 2 good size bedrooms, a den, a gourmet kitchen with granite countertops and stainless steel appliances and a large balcony. Suterbrook has it all: restaurants, cafes, close to Rocky Point walking trails and 1 block to the new skytrain station coming in. Clubhouse access to pool, gym, & hot tub. Rentals allowed and pet friendly too! Book a showing today! Open House Sun. March 1st, 1-4pm. Homemade cookies too!

Presented by:
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Port Moody, Port Moody Centre Residential Attached
906 110 BREW ST, V3H 0E4 **MLS# V1099239** **Active**



List Price: \$458,000 Previous Price: \$465,000

Subdiv/Complex: ARIA 1

Frontage:	Approx Yr Blt: 2008	PID:	027-563-626
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 7	Zoning:	APT
Exposure:	Bedrooms: 2	Taxes:	\$2,222 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	
Flood Plain: No	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - FANTASTIC VIEW OF THE MOUNTAIN

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Concrete, Glass		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Wall/Wall/Mixed	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: BAYWEST	Property Disclosure: N - UPON ACCEPTED OFFER	
Mngmt Ph: 604-591-6060	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$349.70		

Maint Charge Incl: Caretaker, Gas, Hot Water, Management

Legal: PL BCS2972 LT 69 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	11' X 12'						
Main F.	Bedroom	11' X 10'						
Main F.	Master Bedroom	13' X 11'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	1,070	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,070	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,070			8	

Listing Broker(s): Hanna Realty Ltd.

Fantastic View from all rooms. Granite counter top Kitchen. s/s appliances. Aria 1. Great community. Spacious & Open floor plan. Evergreen skytrain comming up soon.

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
1301 288 UNGLESS WY, V3H 0C9 **Active**
 MLS# V1105828



List Price: \$459,000 Previous Price:

Subdiv/Complex: THE CRESCENDO

Frontage:	Approx Yr Blt: 2008	PID:	027-386-937
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 7	Zoning:	TC1
Exposure:	Bedrooms: 2	Taxes:	\$2,320 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - BURRARD INLET & MOUNTAINS

Style of Home:	Upper Unit, Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	STRATAWEST	Property Disclosure:	Y		
Mngmt Ph:	604-904-9595	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
	Maint Fee: \$248.43				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2759 LT 73 DL 470 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPOR
 Amenities: Club House, Exercise Centre, In Suite Laundry, Storage, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	11'8 X 7'7						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	13' X 10'						


Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main: 1,033	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,033	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,033			8

Listing Broker(s): Prudential Sterling Realty

2 bedroom and 2 bathroom suite in The Crescendo with great views of the Burrard Inlet and mountains. Featuring high quality finishing throughout, hardwood floors in the living and dining rooms, granite countertops in bathrooms and kitchen with stainless steel appliances. Amenities include exercise room, lounge with kitchen, hottub, sauna & steam room. Close to shopping, transit and the future Evergreen line as well as schools, trails, marina and parks.

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
1503 295 GUILDFORD WY, V3H 5N3 **Active**
 MLS# V1106927

	List Price: \$459,900	Previous Price:	
	Subdiv/Complex: BENTELY Frontage: _____ Approx Yr Bilt: 2007 PID: 026-941-627 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 8 Zoning: MFD Exposure: _____ Bedrooms: 2 Taxes: \$2,389 (2014) Stories in Bldg: _____ Bathrooms: 2 GST/HST Incl?: Flood Plain: _____ Full Baths: 2 Tax Incl Utilities: No Meas. Type: Feet Half Baths: 0 Apprvl Reqd: No Fixtures Lsd: Fixt Removed: View: Y - STUNNING WATER, CITY, MOUNTAIN		

Style of Home: Corner Unit, Upper Unit Construction: Concrete Foundation: Concrete Slab Exterior: Concrete, Glass, Mixed Rain Screen: Type of Roof: Other Renovations: Partly Flooring: Laminate, Mixed, Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Electric Outdoor Area: Balcony(s) Mngmt Co: ATIRA Mngmt Ph: 604-535-8080	Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking Facilities: Garage; Underground, Visitor Parking R/I Plumbing: Reno Year: 2013 R/I Fireplaces: Dist to Public Trans: FRONT Units in Development: 137 Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed Maint Fee: \$308.00
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Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2176 LT 96 DL 470 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'						
Main F.	Kitchen	11' X 9'						
Main F.	Dining	10' X 8'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Bedroom	11' X 10'						
Main F.	Foyer	10' X 6'						
Main F.	Patio	10' X 8'						

Floor Area (SqFt): Finished Floor Area Main: 1,091 Finished Floor Area Up: 0 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,091 Unfinished Floor Area: 0 Grand Total Floor Area: 1,091	Total # Rooms: 7 Finished Levels: 1 Basement Area: None Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	Bathrooms 1 3 Piece; Ensuite: Y; Level: Main F. 2 4 Piece; Ensuite: N; Level: Main F. 3 4 5 6 7 8
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Listing Broker(s): Ascent Real Estate Mgmt Corp.

LOCATION, VIEW & SPACE, stunning WATER, city & mountain view. Village style living at Popular Newport Village. Bright & open floor plan. Spacious 1100 sq ft, larger 2 bdrm, 2 full bath unit w/very large living/dining. Upgraded w/Venetian granite countertops/under mount sink & faucet, 5 appliances, new paint & laminate floor, bonus 2 secure parking & storage. Large window lets in a multitude of natural light & great view surrounding area. Good sized balcony to enjoy the view & BBQ. Fitness room plus social room. Close to all kinds of amenities, high-end restaurants & shops, walk to Rocky Point Park & beach, WC Express & new skytrain Green Line. Allow time to view. Call now.

Presented by:
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 Prudential Sterling Realty
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Port Moody, Port Moody Centre Residential Attached
1105 110 BREW ST, V3H 0E4 **MLS# V1104320** **Active**



List Price: \$459,900 Previous Price:

Subdiv/Complex: ARIA 1

Frontage:	Approx Yr Blt: 2008	PID:	027-563-791
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 7	Zoning:	STRATA
Exposure:	Bedrooms: 2	Taxes:	\$2,395 (2014)
Stories in Bldg: 27	Bathrooms: 2	GST/HST Incl?:	No
Flood Plain: Yes	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - A VIEW OF BURRARD INLET		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Visitor Parking	
Exterior: Concrete		
Rain Screen:	R/I Plumbing: No	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1 BLK	Dist to School/Bus: 1 BLK
Renovations: Partly	Units in Development: 216	Total Units in Strata: 216
Renovations: Partly	Reno Year:	
Flooring: Laminate, Wall/Wall/Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: BAYWEST PROPERTY MGMT	Property Disclosure: Y	
Mngmt Ph: 604-591-6000	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$360.00		

Maint Charge Incl: Hot Water, Management, Recreation Facility

Legal: PL BCS2972 LT 86 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'9 X 11'6						
Main F.	Kitchen	9' X 11'						
Main F.	Dining	7' X 10'9						
Main F.	Master Bedroom	10'3 X 13'7						
Main F.	Bedroom	9'10 X 12'5						
Main F.	Den	7'7 X 8'						
Main F.	Solarium	8'5 X 10'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 1,108	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,108	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,108		8

Listing Broker(s): RE/MAX Sabre Realty Group

Sought after Aria 1 in Suter Brook Village, Yaletown of Port Moody! Spectacular Views & beautiful like New, 2 bed 2 bath home that also incl a nice office & additional Den (Bdrm)! One of the largest floor plans feat 9' ceilings, upscale Kitchen w/ granite counters, S/S appliances (gas stove), breakfast bar seats 4, spacious dining room & living room w/ hardwood floors, F/P, floor to ceiling wndws & sliding doors to covered patio. Bdrms on opposite sides of suite. Stunning Water & Mtn Views. Take advantage of the 14,000 sq ft Aria Center incl indoor Pool, Jacuzzi, Gym, Media Rm, Guest suite, Lounge, Squash court. Walk to everything, all types of Shopping + Groc & Liquor Store, Starbucks, Rocky Point, Hiking, etc.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
2501 660 NOOTKA WY, V3H 0B7 **MLS# V1102208** **Active**



List Price: \$468,800 Previous Price:

Subdiv/Complex: NAHANNI

Frontage:	Approx Yr Blt:	2009	PID:	027-917-622
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	6	Zoning:	APT
Exposure: SE	Bedrooms:	2	Taxes:	\$2,412 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - WATER, MOUNTAIN & CITY			

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete Frame	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	GATEWAY PROPERTY MGMT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-635-5000	Maint Fee:	\$257.31		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: SP BCS3438 SL 200 DL 233 GR 1 NWD

Amenities: Exercise Centre, Guest Suite, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	22'8 X 9'						
Main F.	Kitchen	8'6 X 20'						
Main F.	Bedroom	8'8 X 10'6						
Main F.	Dining	8' X 6'						
Main F.	Living Room	13' X 11'8						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	920	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	920	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	920			8	

Listing Broker(s): Royal Pacific Rlty. (Kingsway)

Mrs. clean lives here! This bright and spacious corner unit has an incredible view of inlet, city and mountains. It offers 2 bdrms + 2 ensuite baths; SE exposure for morning sun lovers. Kitchen features centre island with granite countertop & stainless appliances. Enjoy free membership of the Canoe Club with outdoor pool & tennis court. Close to Newport Village, West Coast Express and future Evergreen Line! Parking stalls #133 & #138, storage locker #128.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
2407 110 BREW ST, V3H 0E4 **MLS# V1103794** **Active**



List Price: \$469,800 Previous Price:

Subdiv/Complex: ARIA 1

Frontage:	Approx Yr Blt:	2008	PID:	027-564-894
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	7	Zoning:	APT
Exposure:	Bedrooms:	2	Taxes:	\$2,447 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - INLET WATER VIEW, MOUNTAINS

Style of Home:	Upper Unit	Total Parking:	Covered Parking:
Construction:	Concrete	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Mixed		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Other	Dist to Public Trans:	1
Renovations:		Units in Development:	
Flooring:	Laminate, Mixed, Tile	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Electric	Title to Land:	Freehold Strata
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Electric	Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0
Mngmt Co:	Bayswet	Property Disclosure:	Y - SELLER CANNOT VERIFY, RENTAL PROP
Mngmt Ph:	604-591-6000	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Maint Fee:	\$321.35		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL BCS2972 LT 196 DL 233 LD 36 GRP1 NWD
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room
 Features Incl: Dishwasher, Disposal - Waste

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'6"						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	9' X 8'6"						
Main F.	Bedroom	14' X 9'6"						
Main F.	Bedroom	11' X 9'						
Main F.	Den	9'5' X 8'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): RE/MAX Sabre Realty Group

Great open plan, bright LR & DR plus 2 bdrm & den, perfect layout. Enjoy mountain and water views. Features engineered wood floor in living room & dining room, granite counters in kitchen and bathrooms. LR has electric F/P and wall-to-wall windows. Close to shopping, park, transit, and future skytrain station.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
201 301 CAPILANO RD, V3H 0E1 **Active**
 MLS# V1088169



List Price: \$485,000 Previous Price: \$493,000

Subdiv/Complex: THE RESIDENCES

Frontage:	Approx Yr Blt:	2013	PID:	029-063-914
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	1	Zoning:	RES
Exposure:	Bedrooms:	2	Taxes:	\$2,222 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:				
Fixt Removed:	Y - MASTER BDRM & DINING CHANDELIERS			
View:	Y - PRIVATE PATIO			

Style of Home:	Ground Level Unit, Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete, Concrete Frame	Parking Access:	Side		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Concrete, Glass				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	Property Disclosure:	Y		
Mngmt Co:	RANCHO MGMT	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-684-4508	Maint Fee:	\$218.26		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL EPS1232 LT 1 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Bike Room, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Sauna/Steam Room

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Smoke Alarm, Storage Shed

Site Influences: Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'4 X 13'2						
Main F.	Kitchen	9'6 X 8'						
Main F.	Master Bedroom	11' X 10'6						
Main F.	Bedroom	9'6 X 12'2						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

EXCELLENT HOME: Bright & spacious South West facing condo in the HEART of Suter Brook Village with a massive 810 SF FENCED PATIO perfect for pets & outdoor entertainment/private enjoyment! Features incl 2 bath, with xlg shower & separate tub, 9ft ceilings, modern finishes incl S/S appls, gas, cooktop, gas bbq & water hookups. Upgrades incl xlg washer & dryer, lg outdoor storage shed, custom built master bdrm floor to ceiling storage units. The 30000 SQ facilities incl xl gym, sau/stm, media/games rm, conf rm, party rm in & out with BBQ, tennis crts, playgnd & DOG run. Steps away from shopping, coffee shops & Evergreen Line! 1 locker & TWO PARKING (side-by-side) close to the elevator!

Presented by:
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Port Moody, Port Moody Centre Residential Attached
206 660 NOOTKA WY, V3H 0B7 **MLS# V1095344** **Active**



List Price: \$495,000 Previous Price:

Subdiv/Complex: Frontage: Approx Yr Blt: 2009 PID: 027-916-162
 Depth/Size: Lot SqFt: 0 Age at List Date: 5 Zoning: Apartment/Condo
 Exposure: Bedrooms: 2 Taxes: STRATA
 Stories in Bldg: Bathrooms: 2 GST/HST Incl?: \$2,418 (2014)
 Flood Plain: No Full Baths: 2 Tax Incl Utilities: No
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - COURTYARD

Style of Home: Ground Level Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Other		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations: Reno Year:	Units in Development: 241	Total Units in Strata: 190
Flooring: Wall/Wall/Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Electric		Mortgage Info: \$0
Outdoor Area: Patio(s)	Property Disclosure: Y	
Mngmt Co: GATEWAY	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-635-5000	Maint Fee: \$315.50	

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS3438 LT 54 DL 233 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPOR
 Amenities: Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Tennis Court(s)
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	12' X 10'						
Main F.	Master Bedroom	14'8 X 11'						
Main F.	Bedroom	10'10 X 8'11						
Main F.	Foyer	13'8 X 5'						
Main F.	Laundry	0' X 0'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 1,150	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,150	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,150		8

Listing Broker(s): RE/MAX Crest Realty

Nahanni, concrete highrise by Polygon. Open 2 bdrm, 2 bathrm floor plan corner unit. Expansive windows, granite countertops, stainless steel Kitchen appliances, and more. Immaculate and bright unit with a private patio overlooking the courtyard. Ideally located close to the shops & restaurants of Newport Village, the conveniences of Coquitlam Centre, & all the parks and trails of Port Moody. Ownership includes exclusive membership to the resort amenities at the 15,000 sq ft Canoe Club plus 5,000 sq ft of private amenities. Beautiful unit. Motivated Seller.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
506 660 NOOTKA WY, V3H 0B7 MLS# V1105529 **Active**



List Price: \$549,000 Previous Price:

Subdiv/Complex: Nahani

Frontage:	Approx Yr Blt:	2008	PID:	027-916-308
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	7	Zoning:	RES
Exposure:	Bedrooms:	2	Taxes:	\$2,493 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	

Fixtures Lsd: N
 Fixt Removed: N
 View: Y - Garden

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Dist to Public Trans:	1	Dist to School/Bus:	1
Flooring:	Mixed	Units in Development:		Total Units in Strata:	
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Electric	R/I Fireplaces:	Seller's Interest:	Registered Owner	
Outdoor Area:	Balcony(s)		Mortgage Info:	\$0	
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee:	\$315.50			

Maint Charge Incl: Other

Legal: PL BCS3438 LT 68 DL 233 LD 36 WITH AN INTEREST IN THE COMMONPROPERTY IN PROPRT
 Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Smoke Alarm, Sprinkler - Fire

Site Influences: Marina Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	12' X 10'						
Main F.	Master Bedroom	14'8 X 11'						
Main F.	Bedroom	10'10 X 8'11						
Main F.	Foyer	13'8 X 5'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Sotheby's Int'l Realty Canada

Best 2 bedroom 2 bath plan at Polygon's Nahanni! Walk in you front door to see a spacious floor plan complete with floor to ceiling windows, granite kitchen counters and stainless steel appliances. Serve dinner to friends on you large deck with a garden view. Get fit and enjoy hot summer days around the pool at the Canoe Club. City-like living in the burbs ... walk to beach, Suterbrook Village and Newport Village complete with coffee shops, restaurants and tone of stores. The West Coast Express Train and Barnet highway offers a quick commute to Vancouver, SkyTrain extension planned for this neighborhood in 2016.

Presented by:
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Port Moody, North Shore Pt Moody Residential Attached
105 288 UNGLESS WY, V3H 0C9 **MLS# V1106872** **Active**



List Price: \$549,900 Previous Price:

Subdiv/Complex: NEWPORT VILLAGE - CRESCENDO

Frontage:	Approx Yr Bld:	2008	PID:	027-386-252	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	7	Zoning:	TC1
Exposure:	SW	Bedrooms:	2	Taxes:	\$2,614 (2014)
Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	No	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	N				

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:	Partly	Reno Year:	2015	Dist to Public Trans:	1 BLK
Flooring:	Hardwood, Tile			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	STRATAWEST			Property Disclosure:	Y
Mngmt Ph:	604-904-9595	Maint Fee:	\$331.25	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2759 LT 5 DL 470 LD 36
 Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'8 X 13'9						
Main F.	Dining	16'3 X 10'						
Main F.	Kitchen	10'3 X 8'						
Main F.	Den	12'9 X 10'						
Main F.	Bedroom	13' X 10'9						
Main F.	Master Bedroom	14'3 X 12'10						
Main F.	Foyer	7'10 X 7'3						
Main F.	Pantry	4'9 X 3'4						
Main F.	Laundry	3' X 3'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	1,379	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,379	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,379			8	

Listing Broker(s): RE/MAX Sabre Realty Group, RE/MAX Sabre Realty Group

A perfect Newport Village downsize - beautiful first floor (not ground) fully upgraded corner suite with 2 bedrooms, den with opaque doors, 2 bathrooms, 2 parking spaces & storage locker. Lots of windows, fireplace, brand new hardwood flooring & a dining room which can accommodate family dinners. Full pantry off kitchen with smooth top stove, granite counters & built-in microwave. View over garden to SFU from separate office / den & spacious corner deck accessed from large master bedroom as well as living room. Granite & tile ensuite with double basins & oversize shower. Short walk to upcoming SkyTrain station & all amenities.

Presented by:
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Port Moody, Port Moody Centre Residential Attached
2001 301 CAPILANO RD, V3H 0G6 **Active**
 MLS# V1091540



List Price: \$988,000 Previous Price: \$1,030,000

Subdiv/Complex: Frontage: Approx Yr Blt: 2013 PID: 029-065-143
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 1 Zoning: RES
 Exposure: SW Bedrooms: 3 Taxes: \$5,055 (2014)
 Stories in Bldg: Bathrooms: 3 GST/HST Incl?:
 Flood Plain: Full Baths: 3 Tax Incl Utilities:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: Y - OCEAN VIEW

Style of Home: 2 Storey Total Parking: Covered Parking: 2
 Construction: Brick, Concrete Parking Access:
 Foundation: Concrete Perimeter Parking Facilities: Add. Parking Avail., Garage Underbuilding, Visitor Parking
 Exterior: Brick, Concrete, Glass R/I Plumbing:
 Rain Screen: Type of Roof: Tar & Gravel Dist to Public Trans: Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata:
 Flooring: Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Electric Title to Land: Freehold Strata
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Mortgage Info: \$0
 Outdoor Area: Balcony(s) Property Disclosure: Y
 Mngmt Co: RANCHO MANAGEMENT Bylaw Restrictions: Pets Allowed, Rentals Allowed
 Mngmt Ph: Maint Fee: \$449.00

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL EPS1232 LT 124 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Sauna/Steam Room
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Security System, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Family Room	10'6 X 12'5						
Main F.	Kitchen	10'2 X 13'2						
Main F.	Dining	9'7 X 11'9						
Main F.	Living Room	10'8 X 18'10						
Main F.	Bedroom	8'11 X 10'5						
Main F.	Pantry	4'7 X 5'2						
Above	Master Bedroom	10'7 X 11'						
Main F.	Walk-In Closet	4'10 X 6'5						
Above	Bedroom	8'10 X 10'4						
Above	Nook	8'7 X 9'2						


Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	1,050	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	775	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,825	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,825			8	

Listing Broker(s): RE/MAX All Points Realty Grp.

Welcome home to Floors 20 & 21 "The Residences at Suter Brook" This newly constructed 2-storey sky-home features incredible sunset and water views of Burrard Inlet from the large wrap around terrace. Virtually everything has been upgraded, and it shows as soon as you step into this 3 bedroom home with 18' ceilings in the living & dining rooms. Large windows with custom coverings make this an oasis in the sky!! Side x side parking for 2 cars & two large storage lockers reflect the status of this 1825 sq.ft. dwelling. only a few minutes on foot to shopping, dining or the Port Moody Inlet trail. The Evergreen Line will operate through Inlet Station (a 5 min. walk) starting in 2016. This is a rare find and will not last...call today!

Presented by:
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Port Moody, Port Moody Centre Residential Attached
2005 301 CAPILANO RD, V3H 0G6 MLS# V1094059 **Active**



List Price:	\$1,000,000	Previous Price:	
Subdiv/Complex: THE RESIDENCES			
Frontage:	1 6530.00	Approx Yr Blt:	2013
Depth/Size:		PID:	029-065-186
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NE	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$4,231 (2014)
Flood Plain:		GST/HST Incl?:	No
Meas. Type:	Feet	Tax Incl Utilities:	No
Fixtures Lsd:	N	Apprvl Reqd:	No
Fixt Removed:	N		
View:	Y - Inlet and Mountains		

Style of Home:	2 Storey, Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:			
Flooring:	Laminate, Tile	Dist to Public Trans:	2 BLOCKS	Dist to School/Bus:	3 BLOCKS
Water Supply:	City/Municipal	Units in Development:	175	Total Units in Strata:	175
Heat/Fuel:	Baseboard, Electric	Locker:	No		
No. of Fireplaces:	0	Possession:			
Fireplace Fuel:		Title to Land:	Freehold Strata		
Outdoor Area:	Patio(s)	Seller's Interest:	Registered Owner		
		Mortgage Info:	\$0		
Mngmt Co:	Rancho Management	Property Disclosure:	Y		
Mngmt Ph:	604-684-4508	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$383.00				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL EPS1232 LT 128 DL 233 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Bike Room, Club House, Exercise Centre, Guest Suite, Sauna/Steam Room, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Cul-de-Sac, Greenbelt, Paved Road, Recreation Nearby, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	22'4 X 22'						
Main F.	Bedroom	10'4 X 9'						
Main F.	Family Room	11' X 9'8						
Main F.	Foyer	16'10 X 4'						
Main F.	Patio	12' X 7'4						
Main F.	Patio	24' X 5'10						
Above	Master Bedroom	12'9 X 10'5						
Above	Bedroom	10'5 X 10'4						
Above	Walk-In Closet	6' X 5'						
Above	Walk-In Closet	5' X 4'						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms
Finished Floor Area Main:	Finished Levels:	2	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Prudential Sterling Realty

Gorgeous two story townhouse in the sky with a 20th floor view of the inlet, mountains and surrounding area. All the cabinets in kitchen and bathrooms have been replaced with real wood cabinets. The large wrap around balcony sees both the sunrise and sunset yet the apartment stays cool thru the day. Lots of large windows give you a view from all rooms. It comes with 2 parking spaces and 2 large storage lockers. The building has all the amenities, great gym, sauna, common room, meeting room, two available guest suites for your visitors and an outdoor dog run. It is located close to shopping, new skytrain line, ocean front hiking trails and lots of good restaurants and pubs. Come and view this perfect home.