

Presented by:
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Port Moody, Anmore Residential Detached
201 WESTRIDGE LN, V3H 0A3 **MLS# V1117122**
Active



List Price: \$1,398,000

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	026-652-447
Depth/Size:	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt: 14537.00	Full Baths:	4	Approx Yr Blt:	2009
Rear Yard Exp:	Half Baths:	1	Age at List Date:	6
Meas Type: Feet	If New GST/HST Incl:	No	Taxes:	\$6,240 (2014)
Flood Plain: No	Zoning:	CD-2		
View:	N			
Serv. Connected:	Electricity, Natural Gas			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple	
Exterior:	Hardi Plank, Stone			
Rainscreen:	Full	R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Tile - Concrete			
Renovations:		Reno Year:	Dist to School Bus:	
Flooring:	Hardwood, Laminate			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata	
Heat/Fuel:	Forced Air	Seller's Interest:	Court Ordered Sale	
No. of Fireplaces:	3	Mortgage Info:	\$0	
Fireplace Fuel:	Gas - Natural	R/I Fireplaces:	Property Disclosure:	Y
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		Out Buildings:	
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:	N			

Legal: PL BCS1797 LT 8 LD 36 SEC 19 TWP 39 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTI
 Amenities: None
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Jetted Bathtub, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	18' X 8'	Bsmt	Recreation Room	32' X 15'8			X
Main F.	Kitchen	11' X 17'						X
Main F.	Den	11' X 12'6						X
Main F.	Dining	11' X 14'						X
Main F.	Laundry	11' X 8'						X
Main F.	Nook	11' X 13'						X
Above	Master Bedroom	16' X 20'6						X
Above	Bedroom	11' X 12'6						X
Above	Bedroom	11' X 13'						X
Bsmt	Bedroom	10' X 13'6						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,750	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,250	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,441	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,441	Basement Area:	Part, Fully Finished
			5
			3 Piece; Ensuite: N; Level: Bsmt
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	4,441		8

Listing Broker(s): Royal LePage Sterling Realty

Gorgeous executive home in the exclusive Crystal Creek development. Home sits up high on a 1/3 acre corner lot just minutes from Newport Village & Sassamat Lake. Well laid out floor plan with 2 story greatroom, high ceilings, h/w floors throughout main & upper floors, butler pantry, 3 ensuites, 3 fireplaces, gorgeous kitchen, and as good of finishing as you'll find anywhere (extensive use of wainscotting, crown mouldings, etc). Basement offers a separate entrance, a bedroom & bath, and huge recroom with kitchen cabinets. Pre-wired for sound. outdoor areas include 2 sundecks and a huge patio. Original builder is providing a one year non mechanical warranty on top of the existing 2-5-10 warranty. Court ordered sale.

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Port Moody, Anmore MLS# V1112071 Residential Detached
180 WOLLNY CRT CT, V3H 0G3 **Active**



List Price: \$1,648,000

Complex/Subdiv: TRAILS GATE

Frontage:	Bedrooms:	5	PID:	027-687-279
Depth/Size:	Bathrooms:	8	Type:	House with Acreage
Lot Area SqFt: 64469.00	Full Baths:	6	Approx Yr Blt:	2011
Rear Yard Exp:	Half Baths:	2	Age at List Date:	4
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$7,800 (2014)
Flood Plain: No	Zoning:	SF		
View:	Y - MOUNTAIN			
Serv. Connected:	Electricity, Natural Gas, Water			

Style of Home:	3 Storey	Total Parking:	10	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Triple		
Exterior:	Mixed, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Composite			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	5	R/I Fireplaces:		Property Disclosure:	N - COURT ORDER
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s), Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP38521 LT 5 LD 36 SEC 16 TWP 39 & SEC 20, 21.
 Amenities: In Suite Laundry
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 14'	Bsmt	Kitchen	12'6" X 12'6"			X
Main F.	Dining	14' X 12'	Bsmt	Games Room	25' X 23'4"			X
Main F.	Kitchen	27' X 15'	Bsmt	Hobby Room	16' X 14'7"			X
Main F.	Master Bedroom	20' X 15'6"	Bsmt	Wine Room	16' X 14'7"			X
Main F.	Den	14' X 12'	Bsmt	Bedroom	14' X 11'4"			X
Main F.	Gym	15'6" X 10'	Bsmt	Laundry	5'6" X 7'10"			X
Above	Bedroom	14'8" X 14'6"						X
Above	Bedroom	14'8" X 14'6"						X
Main F.	Bedroom	16' X 13'6"						X
Bsmt	Living Room	32' X 19'4"						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	3,262	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	1,258	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	2,278	4	3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	6,798	5	3 Piece; Ensuite: N; Level: Above
		6	3 Piece; Ensuite: N; Level: Above
Unfinished Floor:	0	7	3 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area:	6,798	8	3 Piece; Ensuite: N; Level: Bsmt

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

Court Order Sale, Anmore Estates, elegant and private luxury home on 1.48 acres. Home features 28 foot entry dome ceiling, grand curved staircase, marble entry floor, wood windows, wood flooring, built in sound system. Gourmet kitchen with stone counter tops, centre island and wok kitchen. 5 fireplaces, huge master on main with jetted tub and steam shower. 3 large bedrooms up, all with walk in closets and ensuite. Bright and spacious one bedroom suite down, with separate entrance and patio area. Additional area in basement a recreation room and wine cellar. Call today to view. Please do not walk the property without a prior appointment. OPEN HOUSE SATURDAY APRIL 11TH 2-4PM