



Presented by:
Luis Ayala PREC*

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Active
R2488601
Board: V
House/Single Family

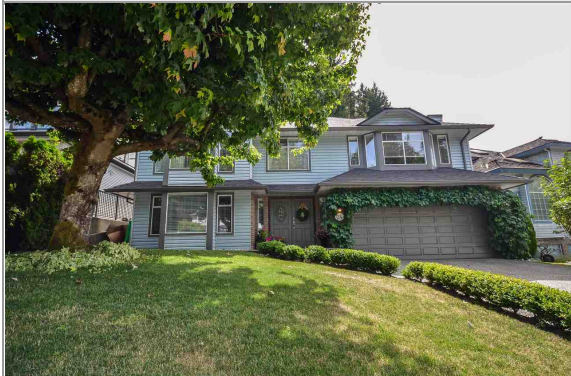
24 FLAVELLE DRIVE

Port Moody
Barber Street
V3H 4L4

Residential Detached

\$1,325,000 (LP)

(SP)



Sold Date:	Frontage (feet):	52.00	Original Price: \$1,325,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1989
Depth / Size: 126	Bathrooms:	3	Age: 31
Lot Area (sq.ft.): 6,530.00	Full Baths:	3	Zoning: SF
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,668.99
Rear Yard Exp: East			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-971-915
			Tour:

View: **Yes: Water / Mountains**
Complex / Subdiv: **Barber Street**
Services Connected: **Community**
Sewer Type: **City/Municipal**

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

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

Metered Water:

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

Legal: **LOT 12, PLAN NWP74671, DISTRICT LOT 226, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 13'0	Below	Recreation	27'0 x 13'0			x
Main	Dining Room	13'0 x 12'0	Below	Bedroom	13'6 x 11'0			x
Main	Kitchen	19'0 x 13'0	Below	Laundry	20'0 x 12'0			x
Main	Family Room	21'0 x 18'0	Below	Storage	25'0 x 17'0			x
Main	Master Bedroom	16'0 x 12'0			x			x
Main	Walk-In Closet	7'0 x 6'5			x			x
Main	Bedroom	12'0 x 10'0			x			x
Main	Bedroom	11'0 x 9'0			x			x
Main	Pantry	6'6 x 4'0			x			x
Main	Foyer	15'0 x 10'0			x			x

Finished Floor (Main):	2,170	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	No	Barn:
Finished Floor (Below):	1,510	# of Levels: 2	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Below	4	No	Pool:
Finished Floor (Total):	3,680 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Partly Finished, Separate Entry	6				
Grand Total:	3,680 sq. ft.		7				
			8				

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Spacious , 2 level , 4 bedroom , plus office - den 3735 sq/ft detached home . The home is anchored in quiet postilion and a tranquil cul- de sac with minimal traffic . The 1989 built family home is further located in Port Moody's most sought after and affluent neighborhoods known as ' BARBER STREET ' Recent updates include , new kitchen , bathroom , flooring , gutters and paint . The spacious design boasts 2225 feet on the main and 1510 feet below . fenced private yard with a spacious side by side two car garage . N showing : today showing cancelled lawyer instruction's no showing til after oct 1 st



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Active
R2500887
Board: V
House/Single Family

1045 HERON WAY

Port Moody
Anmore
V3H 5G6

Residential Detached

\$3,288,000 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$3,288,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2018
Depth / Size:	Bathrooms:	8	Age: 2
Lot Area (sq.ft.): 43,560.00	Full Baths:	7	Zoning: RES
Flood Plain:	Half Baths:	1	Gross Taxes: \$17,483.35
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-076-354
			Tour:

View: :
Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic**

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

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

Metered Water:

Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 1, PLAN BCP42742, SECTION 20, TOWNSHIP 39, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	26'0 x 24'6	Above	Bedroom	14'2 x 20'0			x
Main	Dining Room	20'6 x 18'0	Above	Bedroom	14'4 x 15'10			x
Main	Great Room	27'0 x 21'0	Above	Bedroom	17'6 x 15'1			x
Main	Living Room	22'10 x 17'6	Above	Office	22'0 x 14'1			x
Main	Foyer	11'0 x 10'0	Below	Media Room	46'6 x 20'1			x
Main	Bedroom	14'4 x 15'10	Below	Flex Room	12'10 x 12'10			x
Main	Kitchen	10'0 x 11'2	Below	Bedroom	19'8 x 17'6			x
Main	Mud Room	12'0 x 10'3	Below	Bedroom	14'4 x 15'10			x
Above	Master Bedroom	18'2 x 21'0			x			x
Above	Walk-In Closet	24'6 x 12'10			x			x

Finished Floor (Main):	3,316	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	3,097	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	2,464	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total):	8,877 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	Yes	Garage Sz:
		Beds in Basement: 0	5	Above	4	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6	Below	3	Yes	
Grand Total:	8,877 sq. ft.		7	Above	5	Yes	
			8	Above	3	Yes	

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

COURT ORDER SALE. Superbly crafted home built in Uplands with breathtaking views of the mountains and valley. Contemporary interiors are pair with elegant craftsmanship such as custom veneer woodwork & cabinetry; seamless glass railing & hardware; imported Spanish 7" hardwood flooring; smart home system; custom Italian tiles; exotic marble; Gaggenau appliances; two-sided fireplace dividing family room and living room; floating staircase with 6" threads; designer lighting pieces throughout. Quality is seen at every inch of this home.