



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2230301
Board: V
Apartment/Condo

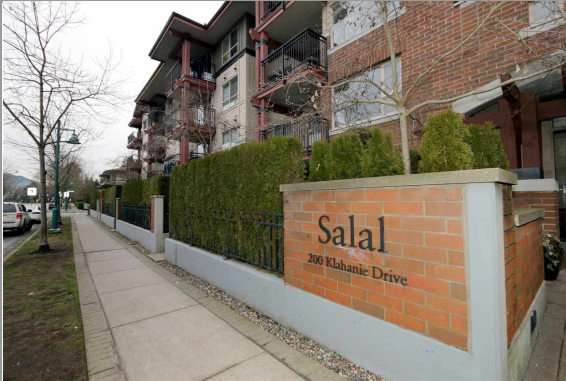
207 200 KLAHANIE DRIVE

Port Moody
Port Moody Centre
V3H 5K7

Residential Attached

\$469,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$469,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2005
Depth / Size (ft.):	Bedrooms: 1	Age: 13
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD28
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,519.66
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure: South	Maint. Fee: \$242.94	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-553-465
Mgmt. Co's Name: FIRST SERVICE		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: No :		
Complex / Subdiv: SALAL		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker:
Dist. to Public Transit: **1 BLK**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL BCS1671 LT 21 DL 190 LD 36**

Amenities: **Club House, Exercise Centre, Pool; Outdoor, Recreation Center, Tennis Court(s)**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'1			x			x
Main	Dining Room	12'1 x 7'10			x			x
Main	Kitchen	9'4 x 8'8			x			x
Main	Master Bedroom	11'2 x 9'9			x			x
Main	Den	5'3 x 5'			x			x
Main	Walk-In Closet	5' x 5'			x			x
Main	Storage	15' x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	710	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	710 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	710 sq. ft.	Basement: None			7				
					8				

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

RE/MAX Sabre Realty Group

Morning coffee never again a problem - steps across the street to Cafe Divano on your way to the SkyTrain just across the walkway. Prime location in 1 of Port Moody's most desirable walkable neighborhoods. Inlet trails, Suterbrook & Newport shops at your doorstep. This bright 1 bdrm & den suite has a well-designed open flrplan making it appear more spacious than the sq.ftg would suggest. Modern wide plank laminate & high baseboards thru-out except for tiled bath & kitchen. Living rm w/electric f/p & access to large covered deck. Gas stove & tile backsplash for the resident cook. 2 basins & soaker tub in bath & organized wlk-in closet. Bonus in-suite storage rm w/attached good size crawl space. Comes w/2 prkg. A smart buy for the 1st home buyer or rentable for investor.