



Presented by:  
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**Active**  
**R2430482**

Board: V  
Duplex

**1007 WESTMOUNT DRIVE**

Port Moody  
College Park PM  
V3H 1L1

Multifamily  
**\$1,449,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	<b>90.00</b>	Original Price: <b>\$1,449,000</b>
Meas. Type: <b>Feet</b>	# of Rooms:	<b>19</b>	Frontage (metres): <b>27.43</b>
Depth / Size (ft.): <b>110</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>1961</b>
Lot Area (sq.ft.): <b>9,900.00</b>	Beds in Bsmt:	<b>3</b>	Age: <b>59</b>
Flood Plain:	Beds not in Bsmt:	<b>4</b>	Zoning: <b>RT</b>
Rear Yard Exp: <b>West</b>	Bathrooms:	<b>4</b>	Gross Taxes: <b>\$5,417.69</b>
Council Apprv?:	Full Baths:	<b>4</b>	For Tax Year: <b>2019</b>
If new, GST/HST inc?:	Half Baths:	<b>0</b>	Tax Inc. Utilities?:
	P.I.D.: <b>010-004-289</b>		Tour:

View: **No** :  
Complex / Subdiv: **College Park**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2020**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Single, RV Parking Avail.**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Mixed, Tile**  
Sprinklers?: **No** Smoke Detectors?: **Y**  
Bylaw Infractions?: **N**

Legal: **LOT 3, BLOCK 37, PLAN NWP14579, DISTRICT LOT 377, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 12'	Bsmt	Living Room	12' x 15'			x
Main	Kitchen	12' x 10'	Bsmt	Kitchen	13'5' x 11'			x
Main	Eating Area	10' x 5'5"	Bsmt	Bedroom	13' x 9'			x
Main	Master Bedroom	11' x 11'5"	Bsmt	Bedroom	11' x 10'			x
Main	Bedroom	11' x 10'	Bsmt	Laundry	4' x 6'			x
Main	Living Room	20' x 12'	Bsmt	Living Room	14' x 12'			x
Main	Kitchen	12' x 10'	Bsmt	Bedroom	11' x 10'			x
Main	Eating Area	10' x 5'5"	Bsmt	Laundry	11' x 11'			x
Main	Master Bedroom	11' x 11'5"	Bsmt	Utility	12' x 11'			x
Main	Bedroom	11' x 10'			x			x

Finished Floor (Main):	<b>1,804</b>	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	1 Bed Units:		1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,804</b>	2 Bed Units:	Income/annum:	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	3 Bed Units: <b>1</b>	Less Op. Exp:	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,608 sq. ft.</b>	Other Units: <b>1</b>	Net Op. Income:	4	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Suite:		5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Crawl/Bsmt. Height:		6				
Grand Total:	<b>3,608 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7				
				8				

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

**Wow! Super clean, S/S duplex in popular College Park, on a huge 90 x 110 private, very flat lot. Excellent revenue machine, #1007 brings in \$1980/mo. Market Rent is 2300 - 2400 a moth for #1009 Act fast! Won't last!**