



Presented by:  
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**Active**  
**R2204951**

Board: V  
Townhouse

**459 LEHMAN PLACE**

Port Moody  
North Shore Pt Moody  
V3H 3Z7

Residential Attached

**\$472,900** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$472,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1980**  
Depth / Size (ft.): Bedrooms: **3** Age: **37**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **TWNHS**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,950.94**  
Council Apprv?: **No** Half Baths: **2** For Tax Year: **2017**  
Exposure: Maint. Fee: **\$449.50** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-001-179**  
Mgmt. Co's Name: **RE/MAX PPTY MGMT** Tour:  
Mgmt. Co's Phone: **604-821-2999**  
View: **No :**  
Complex / Subdiv: **EAGLE POINT**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Locker: **N**  
Dist. to Public Transit: **1-2 BLKS** Dist. to School Bus: **6-7 BLKS**  
Units in Development: **158** Total Units in Strata: **158**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No : COURT ORDER SALE - NOT RESPONS**  
Fixtures Rmvd: **No : COURT ORDER SALE - NOT RESPONS**  
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**  
Legal: **PL NWS1809 LT 47 DL 470 LD 36**

Amenities: **In Suite Laundry, Playground, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 14'			x			x
Main	Kitchen	14' x 9'			x			x
Main	Dining Room	10' x 8'			x			x
Above	Master Bedroom	12' x 13'			x			x
Above	Bedroom	1' x 19'			x			x
Above	Bedroom	9' x 9'			x			x
Bsmt	Recreation	12' x 17'			x			x
Bsmt	Laundry	5' x 8'			x			x
		x			x			
		x			x			

Finished Floor (Main):	<b>580</b>	# of Rooms:	<b>8</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>589</b>	Crawl/Bsmt. Height:						1	<b>Above</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>370</b>	# of Pets:	<b>1</b>	Cats:		Dogs:		3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,539 sq. ft.</b>	# or % of Rentals Allowed:	<b>15</b>					4				Garage Sz:
		Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals</b>					5				Door Height:
Unfinished Floor:	<b>0</b>		<b>Allwd w/Restrctns</b>					6				
Grand Total:	<b>1,539 sq. ft.</b>	Basement:	<b>Unfinished</b>					7				
								8				

Listing Broker(s): **Dexter Associates Realty**

**COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC CENTRAL PORT MOODY TOWNHOUSE** Being sold 'AS-IS, WHERE-IS'. This large three bedroom/ three bath unit is completely ready for ALL your finishing touches - in a well maintained CONVENIENTLY LOCATED strata complex. Amazing central location blocks away from ALL the amenities! The Buyer/s should independently verify all listing information. Pets & Rentals allowed w/Rest. TO BE SOLD BY THE COURT WITHOUT ACCESS - ACCEPTED OFFER: \$472,900 - COURT DATE TBA. Please have your Realtor TOUCH BASE for more info.