



Presented by:  
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**Active**  
**R2207509**

Board: V  
House with Acreage

**127 HEMLOCK DRIVE**

Port Moody  
Anmore  
V3H 4W9

Residential Detached

**\$2,550,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$2,550,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1995</b>
Depth / Size:	Bathrooms: <b>4</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>44,431.20</b>	Full Baths: <b>3</b>	Zoning: <b>RS-1</b>
Flood Plain: <b>No</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$6,403.01</b>
Rear Yard Exp:		For Tax Year: <b>2017</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>016-472-870</b>
		Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: MOUNTAIN &amp; INLET VIEWS</b>	
Complex / Subdiv:		
Services Connected:	<b>Electricity, Septic</b>	

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **4**  
Fireplace Fuel: **Electric, Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Tile - Concrete**

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

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Garage; Double, RV Parking Avail.**

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

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

Legal: **PL 86718 LT 25 SEC 20 TWP 39 NWD**

Amenities: **None**

Site Influences: **Private Setting, Private Yard, Treed**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed, Vacuum Blt. In, Vaulted**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'9 x 12'9	Above	Other	9'10 x 9'9	Bsmt	Utility	17'3 x 14'1
Main	Living Room	16'11 x 13'11	Above	Bedroom	13'10 x 11'11	Bsmt	Mud Room	11'6 x 7'1
Main	Dining Room	15'2 x 13'11	Above	Bedroom	13'9 x 13'	Main	Pantry	8'1 x 7'2
Main	Kitchen	19'11 x 14'2	Above	Other	15' x 4'10			x
Main	Eating Area	10'3 x 9'11	Above	Laundry	13'5 x 7'6			x
Main	Family Room	17'6 x 14'4	Bsmt	Wine Room	11'6 x 7'1			x
Main	Bedroom	12'2 x 10'11	Bsmt	Gym	23'5 x 11'6			x
Main	Bedroom	11'11 x 9'11	Bsmt	Media Room	16'5 x 13'5			x
Above	Master Bedroom	18'5 x 17'6	Bsmt	Recreation	36'7 x 13'11			
Above	Walk-In Closet	11'11 x 7'4	Bsmt	Bar Room	9'11 x 9'11			

Finished Floor (Main): **2,222**  
Finished Floor (Above): **1,567**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **2,062**  
Finished Floor (Total): **5,851 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **5,851 sq. ft.**

# of Rooms: **23**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Full, Partly Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	No
3	Above	4	Yes
4	Above	5	No
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**Welcome home to this luxurious 5800+ sq ft custom-built mansion situated above the hill of Anmore Estates! Over 1 acre property with breathtaking views of the Burrard Inlet & mountains. Features 18' vaulted ceilings, remote-controlled window blinds, central air conditioning and Japanese-imported hardwood. Master bedroom has huge walk-in closet and ensuite that includes Jacuzzi tub & pass-through fireplace. Basement features wet bar, pool table, media room, spacious gym and wine cellar that can fit over 3,000 bottles of wine! Attached double garage PLUS another detached garage for RV parking with upstairs workshop ready to be used as your man-cave. Massive backyard with beautiful patio and grass area. Too many features to list.**