



Presented by:
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Active
R3059130
Board: V
Apartment/Condo

614 95 MOODY STREET

Port Moody
Port Moody Centre
V3H 0H2

Residential Attached

\$835,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$835,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 2	Age: 12
Frontage(metres):	Full Baths: 2	Zoning: CD 54
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,170.90
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 029-130-921	Tax Inc. Utilities?: No
View: Yes :water & mountain view		Tour: Virtual Tour URL
Complex / Subdiv: THE STATION		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Glass, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Geothermal**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **1-2 MINS** Dist. to School Bus: **3 MIN WALK**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **STRATA LOT 91, PLAN EPS1286, DISTRICT LOT 201, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 951	Units in Development: 106	Tot Units in Strata: 106 Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 6
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Management	Mgmt. Co's #: 604-821-2999
Finished Floor (Below): 0	Maint Fee: \$482.26	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility	
Finished Floor (Total): 951 sq. ft.		
Unfinished Floor: 0		
Grand Total: 951 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	
Suite: None	Restricted Age:	# of Pets: 2 Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1	Short Term Lse-Details:	
# of Levels: 1		
# of Rooms: 7		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'1 x 16'4			x	1	Main	3	Yes
Main	Dining Room	9'5 x 10'1			x	2	Main	3	No
Main	Kitchen	9'5 x 9'6			x	3			No
Main	Primary Bedroom	10'2 x 16'4			x	4			No
Main	Walk-In Closet	4'11 x 8'1			x	5			No
Main	Bedroom	9'7 x 14'8			x	6			No
Main	Foyer	3'8 x 5'5			x	7			No
		x			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

The Station by Aragon in prime Port Moody! Stylish north-facing 2 bed, 2 bath unit with stunning water & mountain views of Burrard Inlet. Features engineered hardwood in hallway, living & dining areas, plus an open-concept gourmet kitchen with quartz counters, stainless steel GE appliances, gas stove, Kohler fixtures & skylight for natural light. Includes full-size front-load washer/dryer, balcony, 1 parking stall and storage locker. Building has Geothermal A/C & heating plus fitness center! Just steps to Rocky Point Park, Evergreen Line, West Coast Express, breweries, shops & restaurants. A must see! <https://youtu.be/0m4gWugnRNE?si=JA3cy6kYdz83Wwhs5>