

Presented by:

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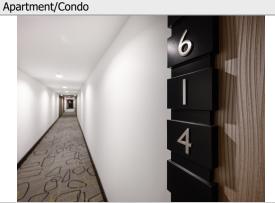
614 95 MOODY STREET Port Moody Port Moody Centre V3H OH2

Residential Attached

\$835,000 (LP) 🚥

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Sold Date: If new,GST/HST inc?: Original Price: \$835,000 Bedrooms: 2 Meas. Type: Approx. Year Built: 2013 2 Frontage(feet): Bathrooms: Age: 12 Full Baths: 2 Frontage(metres): Zoning: **CD 54** Half Baths: 0 Depth / Size (ft.): \$3,170.90 **Gross Taxes:** Sq. Footage: 0.00 For Tax Year: 2025

Flood Plain: P.I.D.: 029-130-921 Tax Inc. Utilities?: No Tour: Virtual Tour URL View: Yes: water & mountain view

Complex / Subdiv: THE STATION

First Nation

Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water City/Municipal Water Supply: City/Municipal Sewer Type:

Total Parking: 1 Covered Parking: 1 Parking Access: Style of Home: Inside Unit Parking: Garage Underbuilding, Visitor Parking Construction: Frame - Wood

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: Metered Water:

Floor Finish:

Reno. Year: Renovations: # of Fireplaces: 0 R.I. Fireplaces: Rain Screen: Fireplace Fuel: Fuel/Heating: **Electric, Geothermal** R.I. Plumbing:

Brick, Glass, Stone

Concrete Perimeter

Outdoor Area: Balcony(s) Type of Roof: Other

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

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

Site Influences

REA Full Public

1 Page

Exterior:

Foundation:

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: Finished Floor (AbvMain2): 0 Mgmt. Co's Name: Dwell Management Mgmt. Co's #: 604-821-2999 Finished Floor (Below): 0 Council/Park Apprv?: Maint Fee: \$482.26

Finished Floor (Basement): O 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

Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes Suite: None

or % of Rentals Allowed: Basement: None

Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt. Ht: # of Levels: 1

Short Term Lse-Details:

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Floor	Туре	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 II	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=JA3cy6kYdz83Whs5