



Presented by:
Micky Kandola

Team 3000 Realty Ltd.
Phone: 604-780-2770
www.team3000realty.com
micky@therealtorwithsoul.com



Active
R3015298
Board: V
Apartment/Condo

101 180 RAVINE DRIVE

Port Moody
Heritage Mountain
V3H 4Z3

Residential Attached

\$975,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$975,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 3	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: RM
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,480.21
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-221-343	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	Community, Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey**
Construction: **Concrete Frame, Frame - Wood, Other**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 3, PLAN LMS839, DISTRICT LOT 349, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Garden**

Site Influences: **Private Setting, Recreation Nearby**
Features:

Finished Floor (Main): **1,019**
Finished Floor (Above): **925**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,944 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,944 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **604 Real Estate**
Maint Fee: **\$931.66**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Management, Snow removal**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **2**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **One year lease**

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Family Room	13'2 x 14'4			x	1	Main	2	No
Main	Dining Room	10'9 x 9'6			x	2	Above	5	Yes
Main	Kitchen	13'2 x 9'8			x	3	Above	4	No
Main	Living Room	13' x 17'1			x	4			No
Main	Office	10'11 x 10'5			x	5			No
Above	Primary Bedroom	12'10 x 24'2			x	6			No
Above	Bedroom	13'5 x 15'9			x	7			No
Above	Bedroom	16'7 x 11'9			x	8			No

Listing Broker(s): **RE/MAX 2000 Realty**

Court ordered sale. Rarely offered in Castlewoods, this 2 level home features ample space to host and entertain. Highlights of this 1,900+ sq.ft home includes bright and expansive living spaces on main, kitchen with granite countertops and a den. Upstairs include 3 generous sized rooms with an oversized primary bedroom with ensuite. The unit comes with a storage locker and 2 parking spots. Call your realtor for a private viewing.