



Presented by:

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Active
R2963356

Board: V
House/Single Family

4995 ROBSON ROAD

Port Moody
Belcarra
V3H 4N9

Residential Detached

\$3,850,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,188,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
Frontage(feet): **0.00** Bathrooms: **4** Age: **56**
Frontage(metres): **0.00** Full Baths: **3** Zoning: **RS-1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$30,966.00**
Lot Area (sq.ft.): **22,872.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.53** P.I.D.: **011-972-947** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Water Inlet, Mountain**
Complex/Subdiv: **Belcarra**
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 5 BLOCK 8 DISTRICT LOT 229 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1095 & LOT 39 DISTRICT LOT 229 GROUP 1 NWD PLAN 53835**

Amenities:

Site Influences: **Marina Nearby, Private Setting, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,101	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	24'3 x 14'11	Below	Laundry	0'0 x 0'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	13'4 x 11'1			x	Main 4
Finished Floor (Below):	860	Main	Kitchen	19'0 x 9'10			x	Main 4
Finished Floor (Basement):	0	Main	Eating Area	9'5 x 10'10			x	Main 2
Finished Floor (Total):	2,961sq. ft.	Main	Dining Room	18'8 x 11'7			x	Below 4
Unfinished Floor:	0	Main	Primary Bedroom	15'4 x 12'0			x	
Grand Total:	2,961sq. ft.	Main	Bedroom	15'2 x 12'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'1 x 10'6			x	
Suite: Unauthorized Suite		Main	Foyer	6'6 x 6'6			x	
Basement: Fully Finished, Separate Entry		Below	Living Room	15'5 x 12'8			x	
		Below	Kitchen	12'10 x 12'4			x	
		Below	Dining Room	12'1 x 8'9			x	
		Below	Bedroom	13'10 x 9'9			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.** **Angell, Hasman & Associates Realty Ltd.**

This magnificent .53-acre waterfront estate with boat dock comprises of 2 SIDE BY SIDE legal WATERFRONT lots offering spectacular ocean and mountain views in one of the Lower Mainland's most coveted locations. This classic West Coast Modern 2 level 4-bedroom residence with its timeless design and many updates provides a wonderful indoor/outdoor lifestyle with floor to ceiling windows, and spacious principal rooms together with 2 large walk-outs and view side terraces in Belcarra's most coveted Whisky Cove.