



Presented by:
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Active
R2769848
Board: V
Apartment/Condo

315 95 MOODY STREET

Port Moody
Port Moody Centre
V3H 0H2

Residential Attached
\$749,900 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: **Yes** Original Price: **\$749,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2013**
Frontage(feet): _____ Bathrooms: **2** Age: **10**
Frontage(metres): _____ Full Baths: **2** Zoning: **RES**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,432.40**
Sq. Footage: **0.00** P.I.D.: **029-130-336** For Tax Year: **2022**
Flood Plain: **No** View: **No** Tax Inc. Utilities?: **No** Tour: **Virtual Tour URL**
Complex / Subdiv: **The Station**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: R.I. Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Geothermal**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

Reno. Year: _____
Rain Screen: **Full**
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 32, 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: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): 950	Units in Development: 102	Tot Units in Strata: 102	Locker: Yes
Finished Floor (Above): 0	Exposure: _____	Storeys in Building: 5	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-248-3630	
Finished Floor (Below): 0	Maint Fee: \$424.55	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Geothermal		
Finished Floor (Total): 950 sq. ft.			
Unfinished Floor: 0			
Grand Total: 950 sq. ft.	Bylaws Restrictions: Rentals Allowed		

Suite: **None** Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____
Basement: **None** # or % of Rentals Allowed: _____
Crawl/Bsmt. Ht: _____ # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'7 x 9'10			x	1	Main	4	Yes
Main	Kitchen	9'5 x 6'3			x	2	Main	4	No
Main	Dining Room	10'8 x 10'1			x	3			
Main	Primary Bedroom	13'8 x 10'4			x	4			
Main	Bedroom	9'2 x 8'7			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Macdonald Realty**

Welcome to "The Station" by Aragon Properties. This stunning 2 bed/ 2 bath home boasts a spacious and efficient floorplan, complete with new flooring and paint throughout. Enjoy the tranquility of the quiet side of the building and entertain on the large 392 sq ft patio. The kitchen is a chef's dream, featuring ample counter space, stainless steel appliances, and the perfect layout for hosting guests. The Primary bedroom is bright and spacious w/ Walk in closet. Enjoy the added convenience and security of two side by side parking spots and a storage locker. The building is well maintained and offers amenities such as a fitness center and lounge. Located in a prime location close to transit and a wide variety shops, parks & restaurants. Open House Thur April 20th 5-630 & Sat April 22nd 2-4