R2896756 Apartment/Condo

Construction:

Foundation:

Rain Screen:

Renovations:

of Fireplaces:

Water Supply:

Fuel/Heating:

Outdoor Area:

Exterior:

306 301 CAPILANO ROAD PORT MOODY

Port Moody Centre, V3H 0G6

Residential Attached \$899,000 (LP)

Depth/Size (ft): Frontage (ft): Lot Area: Flood Plain: No Rear Yard Exp:

Yes

2 Bedrooms: Bathrooms: 2 **Full Baths:** 2 Half Baths: 0 434.81 Maint. Fee:

Approx. Year Built: 2012 Age: 12 Zoning: M2 **Gross Taxes:** \$2,737.24 For Tax Year: 2023 P.I.D.: 029-064-023

Style of Home: Inside Unit

> Concrete Brick, Concrete, Glass

Covered Parking: Parking Access: Side Parking:

Garage; Underground, Visitor Parking Locker:

Total: 2 - Covered: 2

Units in Dev: Distance to: City/Municipal Baseboard, Electric

Freehold Strata Title to Land: Yes

Property Disc: PAD Rental:

Parking:

Fixtures Leased: No Fixtures Rmvd: Nο

Type of Roof: Tar & Gravel, Torch-On Floor Finish: Laminate Tile

View: Yes: GREENSPACE

RANCHO MANAGEMENT - 604-684-4508 Mgmt. Company:

Balcony(s)

Complex / Subdiv: THE RESIDENCES

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

STRATA LOT 12, PLAN EPS1232, DISTRICT LOT 233, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator, Exercise Centre, In Suite Laundry, Storage

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

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire

Bylaw Restric: Pets Allowed w/Rest., Smoking Restrictions

Listing Broker(s): Royal LePage Sterling Realty

Dimensions Floor Type Main Foyer 6'1 x 8'8 Main Kitchen 8'1 x 8'2 Main Dining Room 8'10 x 11'7 Main Living Room 11'7 x 14'10 Main Bedroom 10'4 x 11'9 Main Den 6'11 x 10'4 Main Primary Bedroom 10'7 x 11'7

961 sqft

Dimensions Floor Type Main Walk-In Closet 5' x 5'5

Bathroom Floor

Main

Main

of Pieces

3

Ensuite?

Yes

No

Finished Floor (Main): 961 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 0 sqft Finished Floor (Total): 961 sqft **Unfinished Floor:** 0 sqft

Of Rooms: 8 # Of Kitchens: 1 # Of Levels: Crawl/Bsmt Height:

Basement: None

or % of Rentals Allowed:

Of Pets:

Cats: Yes, Dogs: Yes

Welcome home to the Residences in Port Moody-this home offers 2 bedrooms plus a den, 2 full bathrooms with an open floor plan and floor to ceiling windows (did we mention the motorized blinds!) to enjoy the East facing greenspace outside every window. The kitchen is well appointed with stainless appliances including a gas stovetop, plenty of storage, quartz surfaces and a breakfast bar. This location is walking distance to so many places-shopping, restaurants, Skytrain, parks, trails and the always popular Brewer's Row. Here is the very long list of features of this amazing home-2 parking stalls, storage locker, bicycle storage, party room, gym/sauna/steam room, tennis court, private dog park, pool table/theatre room, BBQ area, guest suites, car wash area, 2 community EV charging stations.



Grand Total: