

Depth/Size (ft):	131.9	Bedrooms:	3	Approx. Year Built:	1920
Frontage (ft):	66.01	Bathrooms:	5	Age:	104
Lot Area: (sq.ft.)	8,737.00	Full Baths:	4	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,607.88
Rear Yard Exp:	North			For Tax Year:	2022
View:	Yes			P.I.D.:	011-454-849

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	
# of Fireplaces:	3 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Baseboard,Electric,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View: Yes : Mountains

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 5, BLOCK 2, PLAN NWP55, DISTRICT LOT 202, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Pool; Indoor

Site Influences: Central Location,Lane Access,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Vacuum - Built In,Wine Cooler

Bylaw Restrict:

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 5'7	Above	Primary Bedroom	16'10 x 12'	Below	Recreation Room	19'4 x 10'5
Main	Mud Room	11'3 x 10'3	Above	Walk-In Closet	9'8 x 6'1	Below	Workshop	22'4 x 11'6
Main	Living Room	23' x 12'9	Above	Bedroom	14'6 x 10'10	Below	Laundry	12'11 x 11'6
Main	Family Room	18'2 x 14'	Above	Bedroom	15' x 10'8	Below	Sauna	5'9 x 5'2
Main	Dining Room	11'6 x 10'7	Above	Walk-In Closet	6'9 x 4'1			
Main	Kitchen	11'9 x 9'11	Above	Storage	11'11 x 3'3			
Main	Eating Area	14'1 x 6'7	Below	Media Room	17'10 x 13'2			

Finished Floor (Main):	1,314 sqft	# Of Rooms:	18	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,159 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	926 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:	None	Above	3	Yes
Finished Floor (Total):	3,399 sqft	Crawl/Bsmnt Height:		Above	3	Yes
Unfinished Floor:	406 sqft	Basement:	Full,Separate Entry	Below	4	No
Grand Total:	3,805 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:				

This Port Moody heritage style home is an absolute gem! Situated in Port Moody Centre with MOUNTAIN VIEWS, this 1920 built, 3 bed, 5 bath (3805 sf) home is full of charm. Major reno and addition in 2015. Main level has beautiful rich hard wood floor, charming gas fireplaces, hand blown glass chandelier. Mountain views from beautifully reno'd kitchen, high end countertops, new fridge and dishwasher, ceiling speaker system in kitchen, LR, FR and pool. Modern enjoyment with Control 4 Home Automation system. Bedrooms have custom millwork and own ensuite for ultimate tranquility. Lower level with indoor pool wing (1079 sf). Over 1300 sf of outdoor patios and decks to enjoy in quaint garden setting. Detached garage (465 sf) with lane access. This home has too much to list!