

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1980
<b>Frontage (ft):</b>	68.00	<b>Bathrooms:</b>	4	<b>Age:</b>	44
<b>Lot Area: (sq.ft.)</b>	6,110.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	2	<b>Gross Taxes:</b>	\$5,727.32
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2022
<b>View:</b>				<b>P.I.D.:</b>	005-591-651

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas,Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 247, PLAN NWP57515, DISTRICT LOT 349, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:**

**Listing Broker(s):** Axford Real Estate

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Porch (enclosed)	3'8 x 3'4	Above	Primary Bedroom	12'10 x 20'0	Bsmt	Kitchen	6'3 x 11'2
Main	Foyer	3'6 x 2'8	Above	Walk-In Closet	8'3 x 4'10	Bsmt	Family Room	9'0 x 8'7
Main	Living Room	13'2 x 17'1	Above	Bedroom	9'4 x 9'7	Bsmt	Eating Area	8'8 x 3'7
Main	Dining Room	13'2 x 7'9	Above	Bedroom	9'4 x 13'2			
Main	Kitchen	9'4 x 11'4	Bsmt	Utility	10'0 x 5'10			
Main	Eating Area	9'4 x 13'5	Bsmt	Flex Room	9'2 x 12'10			
Main	Patio	34'0 x 12'2	Bsmt	Bedroom	9'8 x 10'7			

<b>Finished Floor (Main):</b>	805 sqft	<b># Of Rooms:</b>	17	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	741 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	2	Yes
<b>Finished Floor (Bsmt):</b>	805 sqft	<b>Suite:</b>		Above	4	No
<b>Finished Floor (Total):</b>	2,351 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished			
<b>Grand Total:</b>	2,351 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

This 2300 sq ft, 4 bed, 4 bath home has had a ton of updating and is located on one of Port Moody's hidden gems Sentinel Road! The main floor features a spacious kitchen, living & dining room plus eating area/family room with access to a wonderful, private backyard with a huge patio! Upstairs offers 3 bedrooms (huge primary bedroom), One bed with balcony (seasonal water views) & downstairs has a one bedroom suite with private entrance & ensuite laundry connections! Updates include, on demand hot water system, newer furnace, roof, kitchen appliances, upgraded electrical panel, double pane windows, carpet, and more! Unbeatable location with trails, parks, beaches out your front door! Easy walk to city hall, Suterbrook Village, Skytrain and more.