

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,381.86
Rear Yard Exp:		Maint. Fee:	428.00	For Tax Year:	2022
View:				P.I.D.:	027-916-073

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Stone	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	241 - Total Units in Strata: 241
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: WYNFORD GROUP - 604-261-0285

Complex / Subdiv: THE LODGE

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

Legal: STRATA LOT 45, PLAN BCS3438, DISTRICT LOT 233, 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: Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Tennis Court(s)

Site Influences: Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'6 x 9'0			
Main	Dining Room	12'1 x 8'6			
Main	Living Room	12'1 x 12'4			
Main	Primary Bedroom	9'8 x 15'10			
Main	Bedroom	8'1 x 9'6			
Main	Walk-In Closet	8'6 x 4'3			

Finished Floor (Main):	881 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	881 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	881 sqft	# Of Pets:				

Introducing this meticulously maintained top-floor corner 2-bedroom, 2-bathroom condo in Port Moody's sought-after Klahanie area. Situated in a well-managed strata complex, this home offers comfort and convenience. Expand your living space and enjoy access to the exclusive Canoe Club, featuring an outdoor pool, hot tub, tennis court, gym, party room and more. With a fabulous walk score of 87, this home is just a short walk to the SkyTrain, groceries, restaurants, parks, trails, and popular Brewer's Row. Embrace the vibrant community and serene natural beauty that surrounds this exceptional home. Don't miss this opportunity to live in one of Port Moody's most desirable neighborhoods!