

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):		Bathrooms:	3	Age:	3
Lot Area:		Full Baths:	2	Zoning:	RS1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,908.44
Rear Yard Exp:		Maint. Fee:	251.02	For Tax Year:	2022
View:	Yes			P.I.D.:	031-500-617

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	43 - Total Units in Strata: 43
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	
Floor Finish:	Laminate,Other,Tile	Fixtures Rmvd:	

View:	Yes : NORTH SHORE MOUNTAINS
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Will
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1, PLAN EPS7742, 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,Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Renanza Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 11'10	Above	Bedroom	8'8 x 10'6
Main	Dining Room	12'6 x 11'4			
Main	Kitchen	13'3 x 8'3			
Main	Patio	11'10 x 5'8			
Above	Primary Bedroom	11'4 x 12'2			
Above	Walk-In Closet	7'7 x 3'0			
Above	Bedroom	9'0 x 12'5			

Finished Floor (Main):	637 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	645 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	66 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,348 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,348 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

RARE END LOT TOWNHOUSE WITH AC & GARAGE, in the heart of Port Moody. Welcome to the highly-sought Will Complex by Marcon. This 1348 sqft, 3 Bedroom & 2.5 Bathroom townhouse offers a peaceful feel and tranquil North Shore mountain views. Brightness from north, west AND southfacing windows, plus 9' ceilings. Thoughtful design with separate dining/living areas, perfect for entertaining. Gourmet kitchen with gas stove, quartz counters, SS appliances and access to southfacing patio. Master bedroom has spa-like ensuite and NuHeat floors. Central heating/cooling throughout. Double tandem garage with lawnfacing window & 2 EV chargers. Steps from Rocky Point Park, Moody Elementary, École Middle School, SkyTrain, West Coast Express. Enjoy the balance of 2/5/10 home warranty. THIS IS THE ONE!