R2914172 Townhouse

2803 ST GEORGE STREET PORT MOODY

Port Moody Centre, V3H 0L6

Residential Attached \$1,349,000 (LP)

UWINDU35		Port Moody	Centre, V3H 0L6			\$1,549,000
Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 2021	1
rontage (ft):		Bathrooms:	3	Age:	3	
ot Area:		Full Baths:	2	Zoning:	RS1	
lood Plain:		Half Baths:	- 1	Gross Taxes:		08.44
ear Yard Exp:		Maint. Fee:	251.02	For Tax Year:	2022	
/iew:	Yes			P.I.D.:	-	- 500-617
tyle of Home:	3 Storey, End Unit		Parking:	Total: 2 - Covered	: 2	
construction:	Frame - Wood		Covered Parking:	2		
xterior:	Mixed		Parking Access:	Rear		
oundation:			Parking:	Grge/Double Tanc	lem	
ain Screen:			Locker:	No		
enovations:			Units in Dev:	43 - Total Units in	Strata: 43	
of Fireplaces:			Distance to:			
ater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Forced Air,Heat Pump	,Hot Water	Property Disc:	Yes		
outdoor Area:	Balcny(s) Patio(s) Dck	(s),Fenced Yard	PAD Rental:			
ype of Roof:	Other		Fixtures Leased:			
loor Finish:	Laminate,Other,Tile		Fixtures Rmvd:			
Igmt. Company: complex / Subdiv:	Will	gement - 604-821-2999	r			
Igmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Dwell Property Manag Will Electricity,Natural Gas STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,Gar Central Location,Marin Air Conditioning,ClthW Pets Allowed w/Rest.,		OUP 1, NEW WESTMINSTEF ENTITLEMENT OF THE STR/ ping Nearby	ATA LOT AS SHOWN O	N FORM V	N INTEREST IN T
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain bove bove bove bove bove bove bove bove	Dwell Property Manag Will Electricity,Natural Gas STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,Gar Central Location,Mariu Air Conditioning,ClthV Pets Allowed w/Rest., Renanza Realty Inc. Type Living Room Dining Room Kitchen Patio Primary Bedroom Walk-In Closet Bedroom 637 sqft 645 sqft 66 sqft 0 sqft	gement - 604-821-2999 s,Sanitary Sewer,Storm Sewer,Water N EPS7742, DISTRICT LOT 201, GF Y IN PROPORTION TO THE UNIT iden,In Suite Laundry,Playground na Nearby,Recreation Nearby,Shop Vsh/Dryr/Frdg/Stve/DW,Drapes/Win Rentals Allwd w/Restrctns Dimensions 14'6 x 11'10 12'6 x 11'4 13'3 x 8'3 11'10 x 5'8 11'4 x 12'2 7'7 x 3'0 9'0 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	BOUP 1, NEW WESTMINSTEF ENTITLEMENT OF THE STRA bing Nearby dow Coverings,Microwave,Sm Floor Above 8 1 3	ATA LOT AS SHOWN O oke Alarm,Sprinkler - Fi Type Bedroom Bedroom	N FORM V re Dimen 8'8 x 1 8'8 x 1 4 8'8 x 1	usions 0'6 Ensuite? No
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/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Fillion Main	Dwell Property Manag Will Electricity,Natural Gas STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,Gar Central Location,Mariu Air Conditioning,ClthV Pets Allowed w/Rest., Renanza Realty Inc. Type Living Room Dining Room Kitchen Patio Primary Bedroom Walk-In Closet Bedroom 637 sqft 645 sqft 66 sqft 0 sqft	gement - 604-821-2999 s,Sanitary Sewer,Storm Sewer,Water N EPS7742, DISTRICT LOT 201, GF Y IN PROPORTION TO THE UNIT iden,In Suite Laundry,Playground na Nearby,Recreation Nearby,Shop Vsh/Dryr/Frdg/Stve/DW,Drapes/Win Rentals Allwd w/Restrctns Dimensions 14'6 x 11'10 12'6 x 11'4 13'3 x 8'3 11'10 x 5'8 11'4 x 12'2 7'7 x 3'0 9'0 x 12'5 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	COUP 1, NEW WESTMINSTEF ENTITLEMENT OF THE STRA bing Nearby dow Coverings,Microwave,Sm Floor Above 8 1 3 None	ATA LOT AS SHOWN O oke Alarm,Sprinkler - Fi Type Bedroom Bathroom Floor Main Above	N FORM V re Dimen 8'8 x 1 8'8 x 1 4	sions 0'6 Ensuite? No 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!

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