

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1980
Frontage (ft):		Bathrooms:	3	Age:	44
Lot Area: (sq.ft.)	7,577.00	Full Baths:	2	Zoning:	RS1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,637.17
Rear Yard Exp:	North			For Tax Year:	2024
View:	Yes			P.I.D.:	005-437-202

Style of Home:	2 Storey	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Glass,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum,Carpet	Fixtures Rmvd:	No

View:	Yes : INLET PEEK A BOO VIEW
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas
Legal:	LOT 70, PLAN NWP56154, DISTRICT LOT 201, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Marina Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 5'9	Main	Bedroom	10'11 x 9'2
Main	Kitchen	11'10 x 10'3	Below	Family Room	27'9 x 12'7
Main	Dining Room	12'2 x 9'2	Below	Bedroom	13'3 x 8'11
Main	Living Room	17'1 x 12'7	Below	Walk-In Closet	4'10 x 3'4
Main	Primary Bedroom	12'3 x 11'7	Below	Bar Room	14'2 x 6'8
Main	Walk-In Closet	4'4 x 3'9	Below	Storage	23'5 x 11'11
Main	Bedroom	12'2 x 9'5			

Finished Floor (Main):	1,167 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	836 sqft	Suite:	None	Below	4	No
Finished Floor (Total):	2,003 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	331 sqft	Basement:	Full			
Grand Total:	2,334 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to 2 Noble Court in beautiful Port Moody! This charming 4-bedroom, 3-bathroom home is a true reflection of pride in home ownership. The main level features an open-concept living space with a bright and airy living room, dining room & kitchen, with updated laminate flooring. Enjoy the updated deck with sleek glass railings & peek-a-boo inlet views. The main floor also boasts 3 well-sized bedrooms, including a primary bedroom with a modern 2-piece ensuite & updated 4 pc bathroom. Lower level is perfect for entertaining with a massive great room complete with a built-in bar, additional bedroom, & bathroom. The north-facing fully fenced private backyard is perfect for family time. Located minutes from Moody Centre SkyTrain Station & West Coast Express. Open House Oct 5 & 6 from 1-3pm.