

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,980.60
Rear Yard Exp:	South	Maint. Fee:	266.35	For Tax Year:	2022
View:	No			P.I.D.:	030-899-974

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Lane
Foundation:		Parking:	Grge/Double Tandem
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	28 - Total Units in Strata: 28
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	George East
Services Connected:	Electricity,Natural Gas
Legal:	STRATA LOT 7, PLAN EPS5938, DISTRICT LOT 190, 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:	In Suite Laundry,Playground
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	8'11 x 4'			
Main	Living Room	14'5 x 13'			
Main	Dining Room	12'0 x 11'0			
Main	Kitchen	14'3 x 11'1			
Above	Primary Bedroom	12'4 x 11'1			
Above	Bedroom	12'4 x 9'7			
Above	Bedroom	10'6 x 8'1			

Finished Floor (Main):	643 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	659 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	73 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Suite:		Above	4	No
Finished Floor (Total):	1,375 sqft	Crawl/Bsmnt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,375 sqft	Beds In Bsmnt:	0 / 3			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to George by Marcon, this beautifully designed 3-bedroom, 3-bathroom townhome offers quality craftsmanship and comfortable family living in the heart of Port Moody. The upper level features three spacious bedrooms, including a master suite with a 4-piece ensuite, in-floor heating, and a walk-in closet. The bright, open main living area is perfect for everyday living and entertaining, with a modern kitchen, ample counter space, and sleek cabinetry. High 9-foot ceilings and expansive windows fill the home with natural light. A tandem garage completes this stunning property. Situated steps from schools, parks, trails, and Port Moody's top restaurants and breweries, the home also offers easy access to the SkyTrain and West Coast Express.