

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1998
Frontage (ft):	Bathrooms:	1	Age:	26
Lot Area:	Full Baths:	1	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,187.35
Rear Yard Exp:	Maint. Fee:	336.42	For Tax Year:	2024
View:	Yes		P.I.D.:	024-182-451

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Add. Parking Avail.,Other,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Completely,Partly	Units in Dev:	- Total Units in Strata: 86
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt,Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : PARTIAL GREENBELT
Mgmt. Company:	BAYSIDE PROPERTY SERVICES - 604-432-7774
Complex / Subdiv:	THE GLENMORE
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 37 DISTRICT LOT 190 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3284 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Storage
Site Influences:	Central Location,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Microwave,Smoke Alarm,Sprinkler - Fire,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 10'6			
Main	Dining Room	11'7 x 8'0			
Main	Bedroom	11'6 x 16'2			
Main	Den	7'11 x 8'3			
Main	Kitchen	8'1 x 9'2			
Main	Foyer	6'1 x 7'2			
Main	Walk-In Closet	4'11 x 4'10			

Finished Floor (Main):	751 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	751 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	751 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

TOP FLOOR PENTHOUSE at The Glenmore! A hidden gem nestled against a lush greenbelt! This 1 bedroom plus large den (easily a second bedroom) has been COMPLETELY & BEAUTIFULLY renovated inc new Euro luxury laminate flooring, baseboards, granite counters, re-surfaced cabinets, kitchen back splash, light fixtures, new appliances, paint & more! Spacious Primary w/Stunning vaulted ceilings, gorgeous expansive windows offering ample natural light. Cozy, south facing covered deck w/forest views! Bonus large storage locker, gym & bike room! Easy access to Rocky Point Park, Brewers Row, Shopping, All levels of school & the Breathtaking Inlet trails. An exceptional location balancing peaceful forest living with Port Moody's vibrant community lifestyle! Open House Nov 30th 2-4 & Sun 2-4. A Must See!