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|------------------|-------------|--------|---------------------|-------------|
| 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 |

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|------------------|---------------------------|------------------|---|
| 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: | |

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|---------------------|---|
| 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 | | | |

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|-------------------------|----------|----------------------------|--------------------------|----------------|-------------|----------|
| 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 (Bsmt): | 0 sqft | Crawl/Bsmt 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!