



RAMIREZ REAL ESTATE

LUXURY RENOVATED END UNIT WITH BREATHTAKING WATER & MOUNTAIN VIEWS

128 SHORELINE CIRCLE | PORT MOODY | V3H 5B3



4 BEDROOMS

3 BATHROOMS

1,974 SQ FT

RECREATION/SHOPPING NEARBY

DESCRIPTION

Stylish 4-bed, 3-bath home with updated bathrooms, new flooring, fresh paint, designer lighting, cozy fireplace, and a stunning kitchen with quartz counters and stainless appliances. Upstairs features 3 spacious bedrooms, including a primary with ensuite. The finished basement offers a large family room, extra bedroom, and laundry. Enjoy 3 outdoor spaces, including a fenced front patio perfect for entertaining and safe play. Parking for 2 and ample storage. Conveniently located near the Evergreen Line and Barnet Hwy. This move-in-ready home has it all!

SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/BSMT
YEAR BUILT:	2002
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	MARINA NEARBY



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Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
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Active
R2998807

Board: V
Townhouse

128 SHORELINE CIRCLE

Port Moody
College Park PM
V3H 5B3

Residential Attached

\$1,088,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,088,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 3	Age: 23
Frontage(metres):	Full Baths: 3	Zoning: A-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,476.45
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-507-354	Tax Inc. Utilities?: No
View: Yes : Burard Inlet & Mountains		Tour: Virtual Tour URL
Complex / Subdiv: Harbour Heights		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Single, Garage; Single, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 76, PLAN LMS2243, DISTRICT LOT 203, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 268 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry, Tennis Court(s)**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **658**
Finished Floor (Above): **658**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **658**
Finished Floor (Total): **1,974 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,974 sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Units in Development: **87** Tot Units in Strata: **87** Locker:
Exposure: Stores in Building: **3**
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$595.15** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'11 x 11'11	Bsmt	Laundry	8'10 x 8'2	1	Above	3	Yes
Main	Dining Room	11'11 x 9'8			x	2	Above	4	No
Main	Living Room	17'6 x 15'			x	3	Bsmt	4	No
Above	Primary Bedroom	13'1 x 11'2			x	4			
Above	Bedroom	11'4 x 8'2			x	5			
Above	Bedroom	10'5 x 9'4			x	6			
Bsmt	Family Room	17' x 16'			x	7			
Bsmt	Bedroom	11' x 9'10			x	8			

Listing Broker(s): **Royal LePage Elite West**

FULLY RENOVATED END UNIT with stunning water & mountain views. This 4 bedroom, 3 bath home boasts newer bathrooms, newer flooring, fresh paint, designer lighting, cozy fireplace, new windows & front door (2018) and brand new kitchen with quartz counter tops & stainless appliances. Upstairs has 3 spacious bedrooms including primary with full ensuite. The basement has a generous Family Room, additional bedroom and large Laundry Room. There is loads of storage, parking for 2 vehicles, 3 separate outdoor spaces including fenced front patio for outdoor entertaining and space for kids/pets to play. The home is close to the Evergreen Line for convenient commuting and has quick access to Barnet Highway. Open House Saturday May 10 from 2-4pm & Sunday May 11 from 2-4pm.

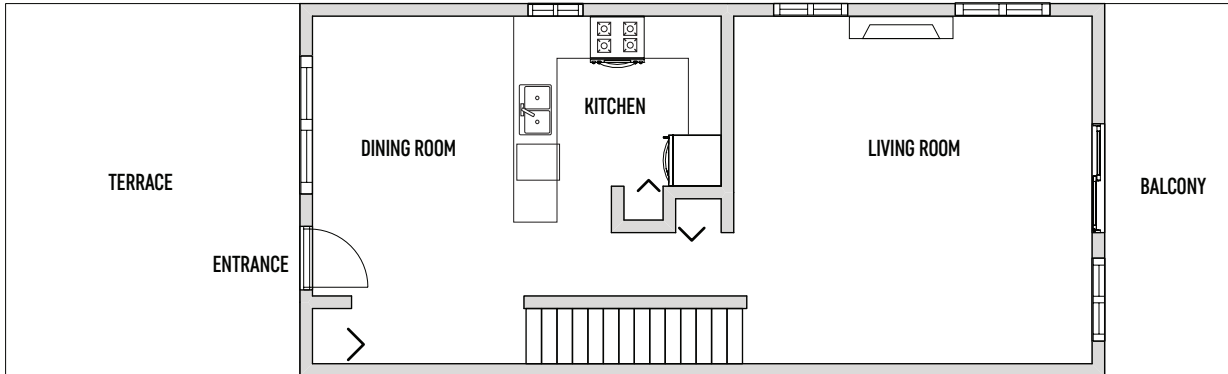


RAMIREZ REAL ESTATE

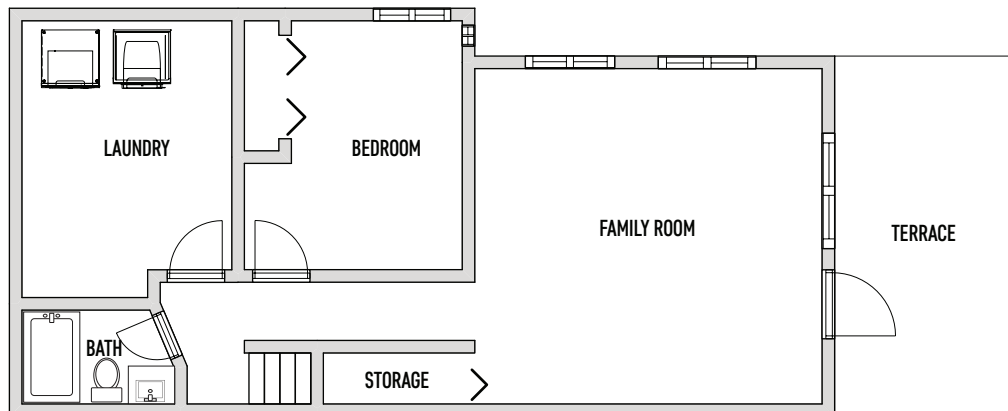
128 SHORELINE CIRCLE, PORT MOODY

TOTAL FLOOR AREA | 1,974 SQ FT

MAIN FLOOR | 658 SQ FT



LOWER FLOOR | 658 SQ FT



UPPER FLOOR | 658 SQ FT



ROYAL LEPAGE
ELITE West

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