

Presented by:  
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Port Moody Centre, Port Moody  
**# 114 500 KLAHANIE DR**

**MLS # V672435**

Residential Attached  
**Active**



List Price: **\$388,800**

Previous Price: Original Price: **\$388,800**

Subdiv/Complex: **THE TIDES/KLAHANIE**  
 View: **Yes; MOUNTAINS**  
 Postal Code: **V3H 5L1**

Type: **Townhouse**  
 Approx Yr Blt: **2006**  
 Age at List Date: **1**  
 Zoning: **STRATA**  
 Taxes: **\$1,910 / 2007**  
 Gst Incl:  
 Apprvl Req'd:  
 Occupancy: **Owner**  
 Tax Incl Utilities: **N**

Frontage:  
 Depth/Size:  
 Lot SqFt: **0**  
 Exposure: **W**  
 Stories in Bldg:  
 Flood Plain: **No**  
 Meas. Type:  
 Fixtures Lsd: **No**  
 Fixt Removed:

Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**

Style of Home: **Corner Unit / End Unit**  
 Construction: **Frame - Wood**  
 Foundation: **Concrete Perimeter**  
 Exterior: **Mixed**  
 Rain Screen: **Yes**  
 Type of Roof: **Other**  
 Renovations: Reno Year:  
 Flooring: **Laminate / Wall/Wall/Mixed**  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Electric**  
 No. of Fireplaces: **1** R/I Fireplaces:  
 Fireplace Fuel: **Electric**  
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s) / Fenced Yard**  
 Mngmt Co/Phone:  
 Mo. Maint Charge: **\$255.98**

Total Parking: **1**  
 Parking Stall #: **75**  
 Parking Access:  
 Parking Facilities: **Garage; Underground**  
 Dist to Public Trans:  
 Units in Development:  
 Locker: **No**  
 Possession:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Mortgage Info: **0 -**  
 Property Disclosure: **/ Yes**  
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**

Covered Parking: **1**  
 Parking Stall Owned:  
 Dist to School/Bus:  
 Total Units in Strata:  
 Locker #:

Maint Charge Incl: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**

Legal: **BCS1961 SL 11 DL 190 LD 37 GR 1, & DL 233, 235.** PID: **026-763-516**

Amenities: **Club House, Elevator, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Security System, Windows - Thermo**

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 12'						
Main F.	Dining	11'8 X 12'						
Main F.	Kitchen	8'2 X 8'3						
Main F.	Master Bedroom	13' X 10'8						
Main F.	Bedroom	9'7 X 9'7						
Main F.	Eating Area	9' X 8'						
Main F.	Walk-In Closet	4'4 X 5'4						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>7</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>1,001</b>	Finished Levels: <b>1</b>	1 <b>5 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>1,001</b>	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>1,001</b>		8

Listing Broker(s): **(1) CanadaBestBuys.com**

**Special and rare large ground floor 2 bed, 2 bath with a huge sunny fully fenced and gated yard in one of Port Moody's most sought after locations. A short walk takes you to the charming shops & cafes of Newport Village and your just steps to hiking, biking and trails leading to Burrard inlet and Rocky Point Park - the ideal combination of the great outdoors & urban convenience. Not to mention Klahanie's 15,000 sq. ft. Canoe Club featuring an outdoor pool & spa, steam room, fitness facilities, billiards lounge, great room, tennis courts, gymnasium, guest suites & on-site activities. Hop on the West Coast Express for a fast, hassle-free commute to downtown Vancouver. Pets & Rentals OK. Financing available OAC.**