



Presented by:
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Active
R2334157
 Board: V
 House/Single Family

364 PLEASANT STREET LANE

Port Moody
 North Shore Pt Moody
 V3H 3X2

Residential Detached
\$999,900 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$999,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1979**
 Depth / Size: Bathrooms: **3** Age: **40**
 Lot Area (sq.ft.): **4,050.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,778.16**
 Rear Yard Exp: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-740-215**
 Tour:
 View: **Yes: AWESOME INLET VIEW!**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP59387 LT 74 DL 347 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'	Bsmt	Storage	0' x 0'			x
Main	Dining Room	11' x 10'						x
Main	Kitchen	12' x 10'						x
Main	Master Bedroom	12' x 11'						x
Main	Bedroom	11' x 9'						x
Main	Bedroom	9' x 9'						x
Bsmt	Recreation	23' x 11'						x
Bsmt	Den	11' x 11'						x
Bsmt	Foyer	11' x 8'						x
Bsmt	Laundry	0' x 0'						x

Finished Floor (Main):	1,156	# of Rooms: 11	Bath		# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	990	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,146 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,146 sq. ft.	Basement: Fully Finished, Part	6				
			7				
			8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

SPECTACULAR INLET VIEWS!!!! Brace yourself....this one you won't be able to refuse! Beautifully renovated, basement entry home located walking distance from all that Port Moody has to offer. A short stroll to Newport, the Library or the beach at Old Orchard Park. Everything has been done here! Kitchen, bathrooms, windows, roof, hot tub, fencing, fireplace, exterior railings and more! All this and backing a gorgeous forested setting. Imagine enjoying a glass of wine in your 2015 Beachcomber hot tub overlooking the inlet, or a cup of coffee on your covered rear deck located off the master. Life will be good here on Pleasant Street Lane! Priced to move in any market! OPEN HOUSE SATURDAY 2-4!