



Presented by:

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**Active**  
**R2405903**  
Board: V  
Townhouse

## 434 CAMBRIDGE WAY

Port Moody  
College Park PM  
V3H 3V2

Residential Detached  
**\$639,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$639,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1977</b>
Depth / Size:	Bathrooms: <b>2</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>0.00</b>	Full Baths: <b>1</b>	Zoning: <b>STRATA</b>
Flood Plain:	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,406.33</b>
Rear Yard Exp:		For Tax Year: <b>2019</b>
Council Apprv?:		Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-562-584</b>
		Tour: <b>Virtual Tour URL</b>

View: **Yes: TREES & INLET**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type:

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s), Fenced Yard, Rooftop Deck**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access:  
Parking: **Add. Parking Avail., Carport; Single**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Other**

Legal: **STRATA LOT 85, PLAN NWS888, DISTRICT LOT 202 & 203, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
Amenities: **In Suite Laundry, Pool; Indoor**  
Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'9 x 13'10	Below	Den	4'11 x 7'0			x
Main	Living Room	11'6 x 15'5			x			x
Main	Dining Room	8'1 x 11'2			x			x
Main	Foyer	6'3 x 3'9			x			x
Above	Master Bedroom	10'1 x 13'3			x			x
Above	Bedroom	9'2 x 13'3			x			x
Above	Walk-In Closet	9'3 x 4'11			x			x
Below	Recreation	11'6 x 12'4			x			x
Below	Laundry	7'9 x 14'4			x			x
Below	Den	4'11 x 5'4			x			x

Finished Floor (Main): <b>556</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>590</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>548</b>	# of Levels: <b>3</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>1,694 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>	6				
Grand Total: <b>1,694 sq. ft.</b>	Bed not in Basement: <b>2</b>	7				
		8				

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

**View Townhome in the popular East Hill - 2 bedroom & den ( converted into a walk in closet ) unit overlooking Port Moody. 2 decks and a lovely spa like bathroom. This is a family-oriented & well maintained complex close to Burnaby, with loads of amenities for families incl recreation centre with kitchen, indoor pool, sauna etc. Easy access to Vancouver via Barnet Highway & close to schools, shopping, recreation & transit. Measurements are approximate. Fully fenced private backyard. Best value in Port Moody!**