

Active
R2413869
 Board: V, Detached
 House/Single Family

3229 PINDA DRIVE

Port Moody
 Port Moody Centre
 V3H 3J6

\$1,328,000 (LP)

(SP)



Days on Market: **0** List Date: **10/16/2019** Expiry Date: **4/16/2020**
 Previous Price: **\$0** Original Price: **\$1,328,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1974**
 Depth / Size: Frontage (metres): Age: **45**
 Lot Area (sq.ft.): **6,983.00** Bedrooms: **4** Zoning: **SFD**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$4,476.65**
 Council Apprv?: Full Baths: **3** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-368-894**
 View: **Yes: MOUNTAINS & CITY** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 2 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Other, Wood	Dist. to Public Transit: CLOSE Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	CSA/BCE: Renov. Year:
Rain Screen:	Reno. Year:
Renovations:	R.I. Plumbing:
# of Fireplaces: 2	R.I. Fireplaces:
Fireplace Fuel: Natural Gas, Wood	Metered Water:
Water Supply: City/Municipal	Title to Land: Freehold NonStrata
Fuel/Heating: Forced Air	Seller's Interest: Registered Owner
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Property Disc.: Yes:
Type of Roof: Other	PAD Rental:
	Fixtures Leased: No :
	Fixtures Rmvd: Yes: LIGHT FIXTURES, CHECK WITH LISTING REALTOR
	Registered:
	Floor Finish: Hardwood, Tile

Legal: **LOT 125, PLAN NWP45114, DISTRICT LOT 233, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 17'2	Bsmt	Storage	25'11 x 8'7			x
Main	Dining Room	8'7 x 10'10	Bsmt	Foyer	8'11 x 10'8			x
Main	Living Room	13'6 x 9'6	Bsmt	Storage	19'1 x 3'6			x
Main	Master Bedroom	13'1 x 13'2	Bsmt	Storage	7'9 x 13'6			x
Main	Bedroom	9'6 x 8'6	Bsmt	Kitchen	17'11 x 11'10			x
Main	Bedroom	13'1 x 8'						x
Main	Laundry	8'4 x 4'5						x
Main	Family Room	15'11 x 17'1						x
Bsmt	Media Room	18'1 x 13'6						x
Bsmt	Bedroom	11'5 x 11'5						x

Finished Floor (Main): 1,937	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 989	Suite:	3	Bsmt	4	No	Pool:
Finished Floor (Total): 2,926 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Door Ht:
Grand Total: 2,926 sq. ft.	Basement: Full, Fully Finished, Separate Entry	6				
		7				
		8				

List Broker 1: **RE/MAX Sabre Realty Group - Office: 604-942-0606** List Broker 2:
 List Desig Agt 1: **Danielle Jones - Phone: 604-319-3609** **sellwithdanielle@shaw.ca**
 List Desig Agt 2: 3: **Touchbase**
 Sell Broker 1: **DANIELLE JONES**
 Sell Sales Rep 1: 2: 3: **604-319-3609**
 Owner: **VALERIE ETHEL ANDERSON**
 Commission: **3.25% ON THE FIRST \$100,000.00 AND 1.1625% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **This home is in the details! Give your clients time to view this home. SOO MANY FEATURES! Open house Saturday & Sunday, October 19th & 20th 2:30-4:30PM**
 Remarks:

STUNNING! Rancher with walk out basement, executive home. You will be in Awe of the endless features that have been poured into this 4 Bedroom, 3 Bathroom lifestyle home. An entertainers dream with floor to ceiling windows opening up your livrm, dinrm & kitchen to a sundeck and a meticulously landscaped back yard w/mountain & city views. The house is wired for sound inside & out. Awesome for BBQ's & Gatherings! Your very own VIP media room downstairs. Grab some wine & popcorn, kick back and enjoy the show! Wind the day down in your luxurious steam shower. There is an added bonus of a kitchen & guest room. Possible AirBnb option? For the Handyman, there is an epic workshop wired for a compressor & equipped w/built in vac & hot water. You're mins from Skytrain & Shopping!