



Presented by:
Colin Hall
 Sutton Grp.-West Coast Realty
 Phone: (604) 727-6202 Cell: (604) 727-6202
 Email: colin@colinhall.ca
 Website: www.colinhall.ca



Port Moody, North Shore Pt Moody Residential Attached
18 795 NOONS CREEK DR, V3H 4V4 MLS# V1057837 Active



List Price:	\$515,000	Previous Price:	
		Original Price:	\$515,000
Subdiv/Complex: HERITAGE TERRACE			
Frontage:		Approx Yr Blt:	1990
Depth/Size:		PID:	016-014-715
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	24
Stories in Bldg:	3	Zoning:	STRATA
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	2
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$2,648 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	No

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Wood, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:	Completely	Units in Development:		Total Units in Strata:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	PROFILE	Property Disclosure:	Y		
Mngmt Ph:	604-464-7548	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$246.60				

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal

Legal: PL NWS3237 LT 20 DL 347 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: In Suite Laundry, Playground
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	14'9 X 13'9	Below	Laundry	16'2 X 6'7			
Above	Bedroom	15'2 X 9'5	Below	Storage	8'2 X 4'10			
Above	Bedroom	15'1 X 9'5	Below	Other	8'5 X 7'4			
Main F.	Living Room	19'2 X 13'5						
Main F.	Dining	12'7 X 6'9						
Main F.	Kitchen	12'1 X 8'1						
Main F.	Eating Area	10'5 X 10'4						
Main F.	Entrance Hall	7'4 X 6'7						
Main F.	Patio	19'10 X 9'10						
Below	Den	12'6 X 12'2						

Floor Area (SqFt):	Total # Rooms:	13	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	Basement Area:	Full	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) Sutton Grp.-West Coast Realty

Welcome to Port Moody's premier family townhouse development: Heritage Terrace. Spacious 2,003 sq ft 3 bed 2 bath home is professionally painted, & is perfect for your growing family w lrg updated kitchen w shaker cabinets and new appli's & eating nook (2006), lrg bedrooms & living areas, new blinds, new gas fireplace (2012), & new deck (2009) leading to your own private yard. Upstairs offers a lrg Master w updated 3 pc ensuite (2010). Downstairs offers a recroom, lrg laundry room, additional storage area, one car garage & driveway parking. Complex has just installed a new roof and gutters (2013), new playground, and is currently being repainted. Within walking distance of Newport & Suter Brook Villages and all amenities.