



Presented by:  
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Port Moody, Anmore **MLS# V1056001** Residential Detached **Active**  
**127 HEMLOCK DR, V3H 4W9**



**List Price: \$1,488,000** Previous Price: Original Price: **\$1,488,000**

Complex/Subdiv:

Frontage: <b>0.00 ft</b>	Bedrooms: <b>5</b>	PID: <b>016-472-870</b>
Depth/Size:	Bathrooms: <b>4</b>	Type: <b>House with Acreage</b>
Lot Area SqFt: <b>44,431</b>	Full Baths: <b>3</b>	Approx Yr Blt: <b>1995</b>
Rear Yard Exp: <b>SW</b>	Half Baths: <b>1</b>	Age at List Date: <b>19</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl:	Taxes:
Flood Plain: <b>No</b>	Zoning: <b>RS1</b>	

View: **Y - South West Views of Mountains**  
 Serv. Connected: **Community, Electricity, Natural Gas, Storm Sewer, Septic, Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>10</b>	Covered Parking: <b>7</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Add. Parking Avail., Det.Grge/Carport, Garage; Double</b>	
Exterior: <b>Brick, Mixed, Wood</b>		
Rainscreen:	R/I Plumbing: <b>No</b>	Dist to Public Trans: <b>1 block</b>
Type of Roof: <b>Tile - Concrete</b>		Dist to School Bus: <b>close to</b>
Renovations: <b>Partly</b>	Reno Year:	Possession:
Flooring: <b>Mixed, Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Hot Water, Radiant, Natural Gas</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>4</b>	R/I Fireplaces:	Property Disclosure: <b>Y - with accepted offer</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings: <b>/Garage Sz: 33x28/Door Ht: 10'6</b>
Outdoor Area: <b>Balcony(s); Patio(s) or Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>N</b>		

Legal: **PL NWP86718 LT 25 LD 36 SEC 20 TWP 39**

Amenities: **Storage, Workshop Attached**

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

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Security System, Sprinkler - Inground, Wet Bar, Windows - Thermo, Vacuum Blt. In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	18'5 X 17'6	Main F.	Family Room	17'4 X 14'5			X
Above	Walk-In Closet	11'11 X 7'4	Main F.	Bedroom	11'11 X 9'11			X
Above	Bedroom	14' X 14'	Main F.	Bedroom	12'3 X 11'			X
Above	Bedroom	15'8 X 13'	Main F.	Living Room	18'11 X 11'			X
Above	Laundry	9'8 X 7'6	Below	Media Room	13'5 X 17'8			X
Main F.	Living Room	18'11 X 14'	Below	Gym	23'5 X 11'7			X
Main F.	Dining	16'8 X 15'7	Below	Wine Room	11'6 X 7'2			X
Main F.	Eating Area	12'5 X 10'	Below	Games Room	17'1 X 13'7			X
Main F.	Kitchen	16' X 14'	Below	Recreation Room	19'6 X 13'5			X
Main F.	Pantry	8'1 X 5'2			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: <b>2,237</b>	Total # Rooms: <b>19</b>	1 <b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Up SqFt: <b>1,662</b>	# Kitchens: <b>1</b>	2 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down: <b>1,935</b>	Finished Levels: <b>3</b>	3 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height:	4 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Total Finished Floor SqFt: <b>5,834</b>	Basement Area: <b>Full</b>	5
		6
Unfinished Floor: <b>268</b>	Suite: <b>None</b>	7
Grand Total Floor Area: <b>6,102</b>		8

Listing Broker(s): **Keller Williams Elite Realty, Angell Hasman & Assoc.Rity.Ltd**

**This custom designed and built home is on one of Anmore's original streets for Luxury homes. Perched above the valley and the other homes in the area you'll feel like an Emperor as you look out on the expansive views that stretch to the South West over the tree tops giving you amazing sunsets over the inlet and Vancouver. Constructed to a level and standard rarely seen anymore, the home is like no other. With everything created in grand scale this home is full of space and features. A detached garage with parking for 5 with 10 foot door, the temp controlled wine room with space for 1800 bottles, a gym, a wet bar, a 15' stone fireplace and ceilings that soar to 18', this is the best value on an acre in Anmore today.**