



Presented by:  
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**Active** Residential Attached  
**R2403578** **\$588,800** (LP)   
 Board: V (SP)   
 Townhouse **68 65 FOXWOOD DRIVE**  
 Port Moody  
 Heritage Mountain  
 V3H 4Z5



Sold Date: Frontage (feet): Original Price: **\$588,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1994**  
 Depth / Size (ft.): Bedrooms: **2** Age: **25**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RES**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,346.90**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**  
 Exposure: **South** Maint. Fee: **\$320.72** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **018-694-420**  
 Tour:  
 Mgmt. Co's Name: **PROFILE PROPERTIES LTD.**  
 Mgmt. Co's Phone: **604-464-7548**  
 View: **:**  
 Complex / Subdiv: **FOREST HILL**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access:	Locker: <b>Y</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>	Dist. to School Bus: <b>1 BLOCK</b>
Exterior: <b>Vinyl, Wood</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Total Units in Strata: <b>78</b>
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>78</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>	
Rain Screen: <b>Completely</b>	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>	
Outdoor Area: <b>Patio(s)</b>		
Type of Roof: <b>Asphalt</b>		

Maint Fee Inc: **Gardening, Gas, Management, Recreation Facility**  
 Legal: **STRATA LOT 42, PLAN LMS1324, DISTRICT LOT 349&350, 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 OR V,**  
 Amenities: **Club House, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 11'4			x			x
Main	Dining Room	11'4 x 9'6			x			x
Main	Kitchen	8'8 x 7'10			x			x
Main	Eating Area	8'10 x 7'7			x			x
Above	Master Bedroom	13'7 x 10'11			x			x
Above	Walk-In Closet	7'10 x 4'1			x			x
Above	Bedroom	9'8 x 9'7			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>575</b>	# of Rooms: <b>7</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>579</b>	Crawl/Bsmt. Height:	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,154 sq. ft.</b>	# or % of Rentals Allowed: <b>5</b>	4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>1,154 sq. ft.</b>		7				
		8				

Listing Broker(s): **Stilhavn Real Estate Services**

**Highly desirable Forest Hill, nestled amongst green space & established, quiet residential neighbourhoods, right next to Bert Flinn hiking trails, 5 min walk to Port Moody's top schools, 5 min drive to Skytrain & 9 min to Coquitlam Centre. This newly renovated, 1154 sqft, 2 bedroom townhome has a brand new kitchen (quartz counters, cabinets, & appliances), fresh paint thruout, bathrooms all updated w/ new sinks, cabinets & toilets, new tiles in bathrooms, kitchen & eating nook & new carpets. Also featuring a cozy gas fireplace, laminate floors in dining/living areas, private south facing patio perfect for the BBQ plus 2 side-by-side parking spots & secure storage locker in the underground garage. Very solid complex w/ pro-active strata & new roof in 2017. Don't miss this one! Open Sat 2-4**