



Presented by:  
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**Active**  
**R2962746**  
Board: V  
House/Single Family

## 14 BIRCHWOOD CRESCENT

Port Moody  
Heritage Woods PM  
V3H 5H7

Residential Detached  
**\$2,199,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2003</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>4</b>	Age: <b>22</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>RS6</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,257.02</b>
Lot Area (sq.ft.): <b>5,969.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>025-121-570</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: Partial views from upper floor</b>	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>5</b>	Covered Parking: <b>3</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Triple, Tandem Parking</b>		
Exterior: <b>Fibre Cement Board, Mixed</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>Half a block</b>		
	Title to Land: <b>Freehold NonStrata</b>		Dist. to School Bus: <b>Half a block</b>
Renovations: <b>Partly</b>	Reno. Year: <b>2024</b>	Property Disc.: <b>Yes</b>	Land Lease Expiry Year:
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Tile - Concrete</b>	Floor Finish: <b>Laminate, Mixed, Tile, Carpet</b>		

Legal: **LOT 38, PLAN LMP51222, DISTRICT LOT 228, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum - Built In**

Finished Floor (Main):	1,562	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,223	Main	Living Room	15'11 x 14'	Bsmt	Recreation Room	19'11 x 15'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 11'11	Bsmt	Bedroom	11'10 x 9'3	Main 2
Finished Floor (Below):	0	Main	Family Room	17'1 x 13'	Bsmt	Den	8'3 x 6'2	Above 5
Finished Floor (Basement):	1,293	Main	Eating Area	14'8 x 9'11	Bsmt	Wine Room	5'5 x 4'7	Above 5
Finished Floor (Total):	4,078sq. ft.	Main	Kitchen	14'5 x 11'1			x	Bsmt 4
Unfinished Floor:	0	Main	Den	11'8 x 9'8			x	
Grand Total:	4,078sq. ft.	Main	Foyer	7'8 x 7'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'9 x 14'3			x	
		Above	Bedroom	14'5 x 11'5			x	
		Above	Bedroom	12'5 x 10'2			x	
		Above	Walk-In Closet	10'4 x 6'9			x	
Suite:		Above	Laundry	10'6 x 6'			x	
Basement: <b>Fully Finished</b>		Bsmt	Media Room	17' x 12'7			x	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

Listing Broker(s): **Heller Murch Realty**

**This stunning Heritage Woods family home is perfectly situated, within walking distance to all levels of schools. The open floor plan is one of the most desirable in the area with great flow and use of space. The main floor has extra tall ceilings throughout and a private side deck that extends your living space. Upstairs are 3 large bedrooms as well as the convenience of a separate laundry room. Updates include modern laminate wood flooring, new carpeting, central a/c and a new furnace and hot water tank. The 3-car garage, extra storage and low-maintenance yard provide exceptional convenience. The home also features a long lasting concrete tile roof, durable Hardie Plank siding, and a tranquil koi pond to create a peaceful and relaxing backyard oasis. Don't miss this exceptional property!**