



Presented by:

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W

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

Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Fibre Cement Board, Mixed**Foundation: **Concrete Perimeter**Renovations: **Partly**# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Natural Gas**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**Type of Roof: **Tile - Concrete**Total Parking: **5** Covered Parking: **3** Parking Access: **Front**Parking: **Garage; Triple, Tandem Parking**

Driveway Finish:

Dist. to Public Transit: **Half a block**Title to Land: **Freehold NonStrata**Dist. to School Bus: **Half a block**

Land Lease Expiry Year:

Reno. Year: **2024** Property Disc.: **Yes**Rain Screen: **Fixtures Leased: No :**

Metered Water:

R.I. Plumbing:

Fixtures Rmvd: **No :**Floor Finish: **Laminate, Mixed, Tile, Carpet**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	Floor	#Pcs
Finished Floor (Above):	1,223	Main	Living Room	15'11 x14'	Bsmt	Recreation Room	19'11 x 15'4			
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x11'11	Bsmt	Bedroom	11'10 x 9'3		Main	2
Finished Floor (Below):	0	Main	Family Room	17'1 x13'	Bsmt	Den	8'3 x 6'2		Above	5
Finished Floor (Basement):	1,293	Main	Eating Area	14'8 x9'11	Bsmt	Wine Room	5'5 x 4'7		Above	5
Finished Floor (Total):	4,078 sq. ft.	Main	Kitchen	14'5 x11'1				x	Bsmt	4
Unfinished Floor:	0	Main	Den	11'8 x9'8				x		
Grand Total:	4,078 sq. ft.	Main	Foyer	7'8 x7'				x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'9 x14'3				x		
Suite:		Above	Bedroom	14'5 x11'5				x		
Basement: Fully Finished		Above	Bedroom	12'5 x10'2				x		
Crawl/Bsmt. Height:	# of Levels: 3	Above	Walk-In Closet	10'4 x6'9				x		
# of Kitchens: 1	# of Rooms: 17	Bsmt	Laundry	10'6 x6'				x		
			Media Room	17' x12'7				x		
Manuf Type:					Registered in MHR?:		PAD Rental:			
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!