

417 CAMBRIDGE WAY

3 BEDROOM | 2 BATHROOM | LIVING AREA: 1,515 SQFT



Welcome to EASTHILL'S finest unit. This 3 bed, 2 bath newly painted townhome is located in a quiet neighbourhood only minutes from Port Moody's popular brewery district and its downtown shopping and restaurants. Upgrades include brand new appliances, hot water tank, paint, new fence, turf and more! Have some privacy and relax in your backyard that backs onto the community garden and greenspace or get your sun off the oversized front patio! Did I mention the workshop off the carport? Amenities include an indoor pool, sauna and recreation hall. This home has what you need. Book your appointment today!



604-908-5465

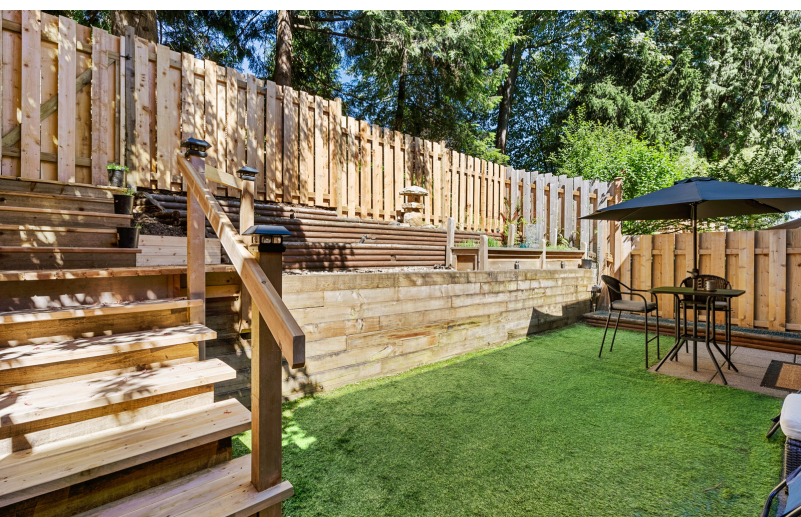
brendan@elevationrealestate.ca

elevation RE/MAX TREELAND REALTY

BRENDAN LINK

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage





WALK SCORE

Walk Score

1

Car-Dependent

Almost all errands require a car.

Bike Score

32

Somewhat Bikeable

Minimal bike Infrastructure.

SCHOOL CATCHMENT

Seaview Community School (K-5)

1215 Cecile Drive

Port Moody, BC, V3H 1N2

Phone: 604.936.9991

École Moody Middle School of the Arts (6-8)

130 Buller Street

Port Moody, BC, V3H 2C6

Phone: 604-461-7384

Port Moody Secondary School (9-12)

300 Albert Street

Port Moody, BC, V3H 2M5

Phone: 604-939-6656

COMMUTE

to Downtown Port Moody



1 min



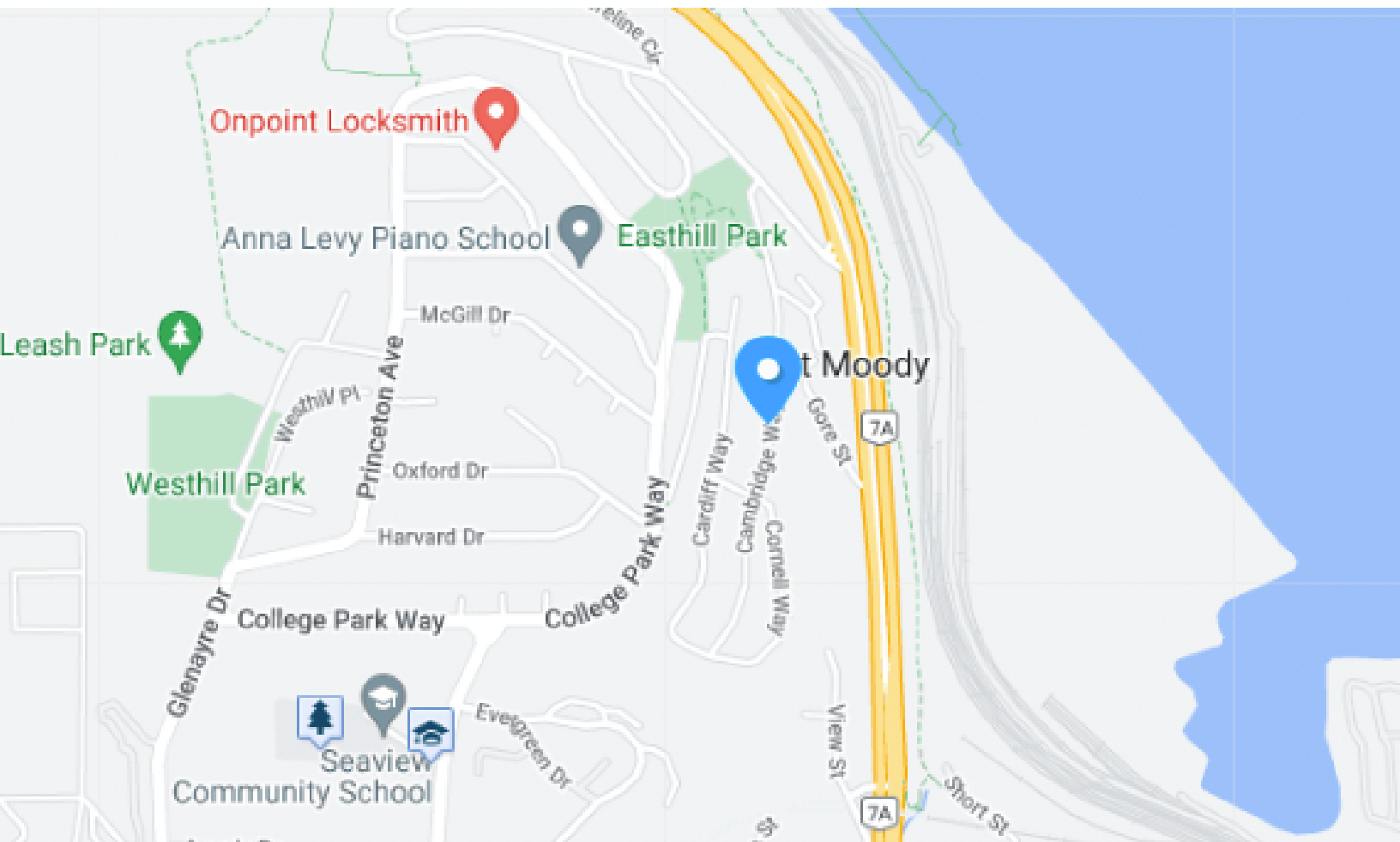
1 min



2 min



3 min



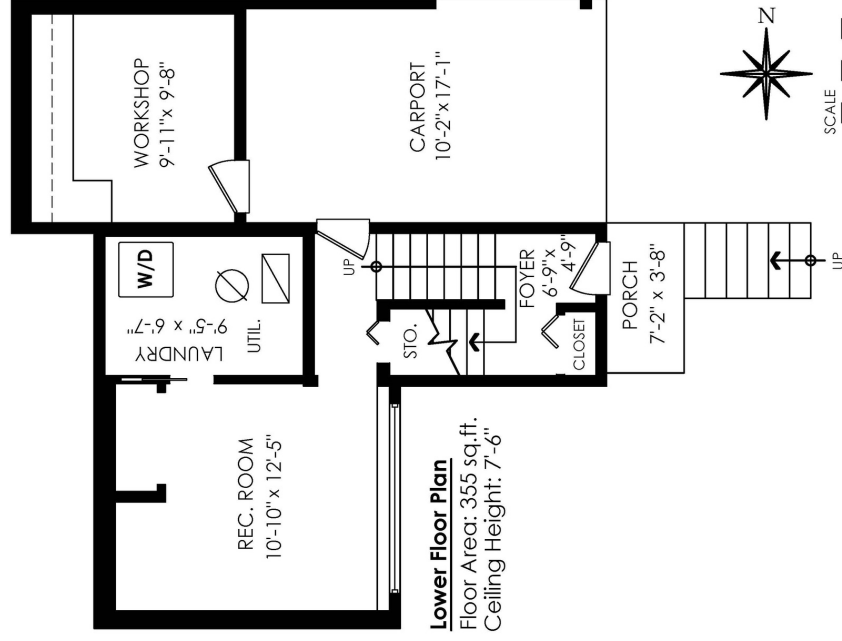
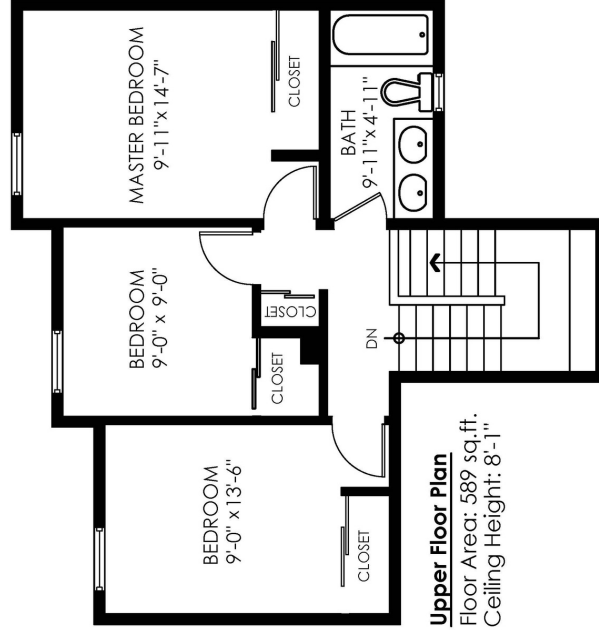
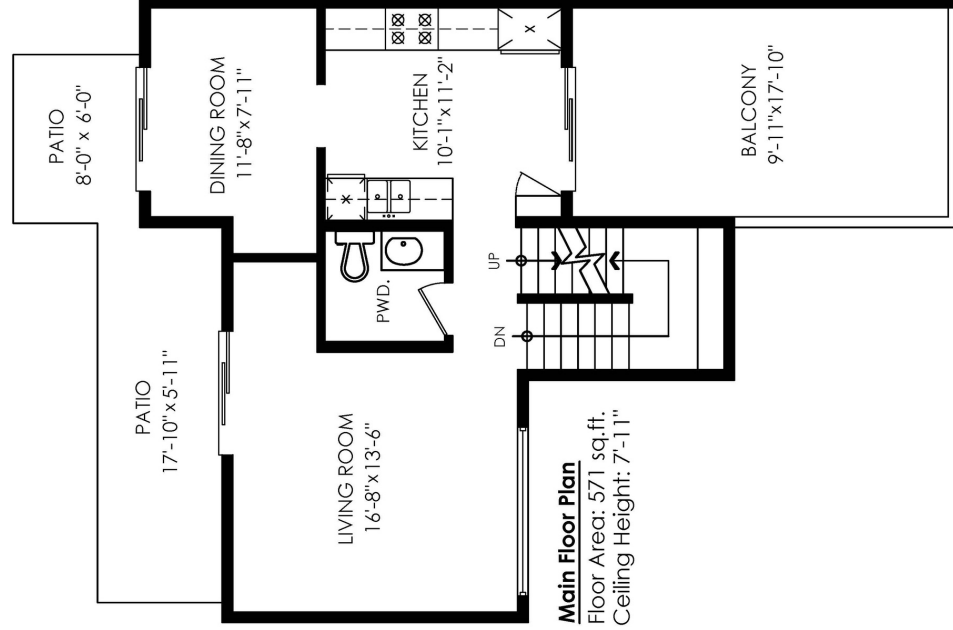


Scan QR Code to view
Virtual Walkthrough

417 Cambridge Way Port Moody

Main Floor: 571 sq.ft.
Upper Floor: 589 sq.ft.
Lower Floor: 355 sq.ft.
Total Livable: 1,515 sq.ft.

Carport: 183 sq.ft.
Workshop: 120 sq.ft.
Patio: 154 sq.ft.
Balcony: 177 sq.ft.
Porch: 26 sq.ft.
Total Extras: 660 sq.ft.



TREELAND
REALTY



R2712361Board: V
Townhouse**417 CAMBRIDGE WAY**Port Moody
College Park PM
V3H 3V1

Residential Attached

\$859,900 (LP)(SP) 

Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage:

Flood Plain:

View:

Complex / Subdiv: **Easthill**

First Nation Reserve:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **Community**Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **3**Bathrooms: **2**Full Baths: **1**Half Baths: **1**P.I.D.: **001-485-482**Original Price: **\$859,900**Approx. Year Built: **1977**Age: **45**Zoning: **MF**Gross Taxes: **\$2,403.74**For Tax Year: **2021**Tax Inc. Utilities?: **No**Tour: [Virtual Tour URL](#)Style of Home: **3 Level Split**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**

Renovations:

of Fireplac... **1** R.I. Fireplaces:Fireplace Fuel: **Electric**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcony(s), Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Fixtures Lease... :

Fixtures Rmvd: :

Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Carpet**Legal: **STRATA LOT 69, PLAN NWS888, DISTRICT LOT 202&203, 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**Amenities: **Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Tennis Court(s)**Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Treed**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**Finished Floor (Main): **571**Finished Floor (Above): **589**Finished Floor (AbvMain2): **0**Finished Floor (Below): **355**Finished Floor (Basement): **0**Finished Floor (Total): **1,515 sq. ft.**Unfinished Floor: **0**

Units in Development:

Exposure: **East**Mgmt. Co's Name: **First Service Residential**Maint Fee: **\$420.77**Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata:

Locker: **No**

Storeys in Building:

Mgmt. Co's #:

604-683-8900

Council/Park Apprv?:

Grand Total: **1,515 sq. ft.**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets:

Cats: **Yes** Dogs: **Yes**Suite: **None**Basement: **None**

Crawl/Bsmt. Ht:

of Levels: **3**# of Kitchens: **1**# of Rooms: **10**# or % of Rentals Allowed: **25 #**Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'8 x 13'6	Below	Foyer	6'9 x 4'9	1	Main	2	No
Main	Dining Room	11'8 x 7'11	Below	Workshop	9'11 x 9'8	2	Above	5	No
Main	Kitchen	10'1 x 11'2			x	3			No
Above	Master Bedroom	9'11 x 14'7			x	4			No
Above	Bedroom	9' x 9'			x	5			No
Above	Bedroom	9' x 13'6			x	6			No
Below	Recreation Room	10'10 x 12'5			x	7			No
Below	Laundry	9'5 x 6'7			x	8			No

elevation 
REAL ESTATE GROUP

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