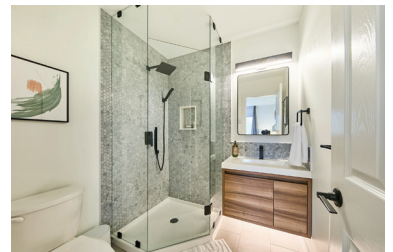




**RAMIREZ** REAL ESTATE

# FULLY RENOVATED END UNIT WITH STUNNING WATER & MOUNTAIN VIEWS

116 SHORELINE CIRCLE | PORT MOODY | V3H 5B3



**4 BEDROOMS**

**3 BATHROOMS**

**1,974 SQ FT**

**RECREATION/SHOPPING NEARBY**

## DESCRIPTION

This 4 bedroom, 3 bath home boasts updated bathrooms, newer flooring, fresh paint, designer lighting, cozy fireplace and brand new kitchen with quartz counter tops & stainless appliances. Upstairs has 3 spacious bedrooms including primary with full ensuite. The basement has a generous family room, additional bedroom & large laundry room. There is loads of storage, parking for 2 vehicles, 3 separate outdoor spaces including fenced front patio for outdoor entertaining and space for kids/pets to play. The home is close to the Evergreen Line for convenient commuting and has quick access to Barnet Highway. This home will not disappoint!

## SPECIFICATIONS

STYLE OF HOME:	2 STOREY W/ BSMT
YEAR BUILT:	2002
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	MARINA NEARBY



**JULIE RAMIREZ** | PREC\* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

[RAMIREZREALESTATE.CA](http://RAMIREZREALESTATE.CA)

\*PERSONAL REAL ESTATE CORPORATION. \*\*INDEPENDENTLY OWNED AND OPERATED.



Presented by:  
**Julie Ramirez PREC\***  
 Royal LePage Elite West  
 Phone: 778-385-3875  
<http://www.bchomes4sale.ca>  
[info@ramirezrealestate.ca](mailto:info@ramirezrealestate.ca)



**Active**  
**R2988627**  
 Board: V  
 Townhouse

**116 SHORELINE CIRCLE**  
 Port Moody  
 College Park PM  
 V3H 5B3

Residential Attached  
**\$1,088,800** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,088,800**  
 Meas. Type: Bedrooms: **4** Approx. Year Built: **2002**  
 Frontage(feet): Bathrooms: **3** Age: **23**  
 Frontage(metres): Full Baths: **3** Zoning: **A-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,547.84**  
 Sq. Footage: **0.00** For Tax Year: **2024**  
 Flood Plain: P.I.D.: **025-474-065** Tax Inc. Utilities?: **No**  
 View: **Yes : Burrard Inlet & Mountains** Tour:  
 Complex / Subdiv: **Harbour Heights**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, 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**  
 Foundation: **Concrete Perimeter**

Renovations: **Completely** Reno. Year:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric** Rain Screen:  
 Fuel/Heating: **Electric** Metered Water:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** R.I. Plumbing:  
 Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Single, Garage; Single, Visitor Parking**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 68, PLAN LMS2243, DISTRICT LOT 203, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 268 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, In Suite Laundry, Tennis Court(s)**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): <b>658</b>	Units in Development: <b>87</b>	Tot Units in Strata: <b>87</b>	Locker:
Finished Floor (Above): <b>658</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$595.15</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>658</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,974 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,974 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>Full</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>3</b>			
# of Rooms: <b>9</b>			

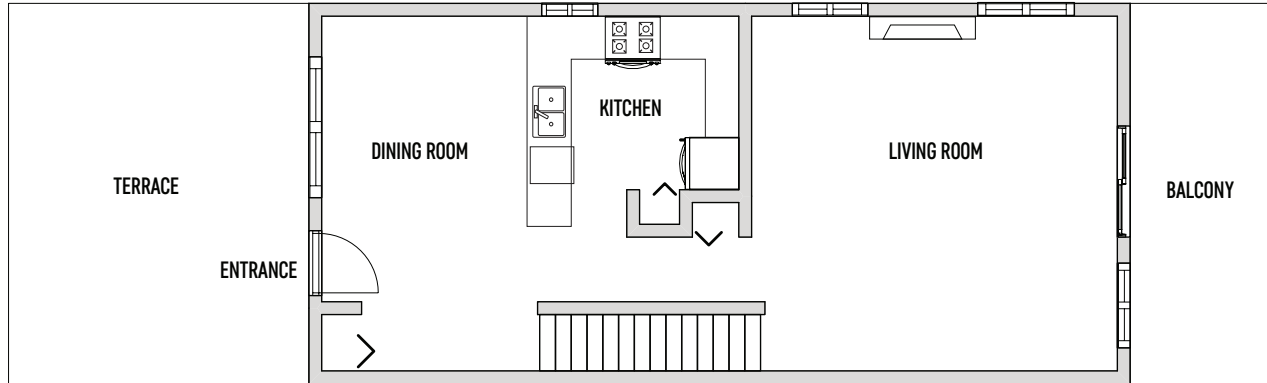
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'11 x 11'11	Bsmt	Laundry	8'10 x 8'2	1	Above	3	Yes
Main	Dining Room	11'11 x 9'8			x	2	Above	4	No
Main	Living Room	17'6 x 15'0			x	3	Bsmt	4	No
Above	Primary Bedroom	13'1 x 11'2			x	4			
Above	Bedroom	11'4 x 8'2			x	5			
Above	Bedroom	10'5 x 9'4			x	6			
Bsmt	Family Room	17'0 x 16'0			x	7			
Bsmt	Bedroom	11'0 x 9'10			x	8			

Listing Broker(s): **Royal LePage Elite West**

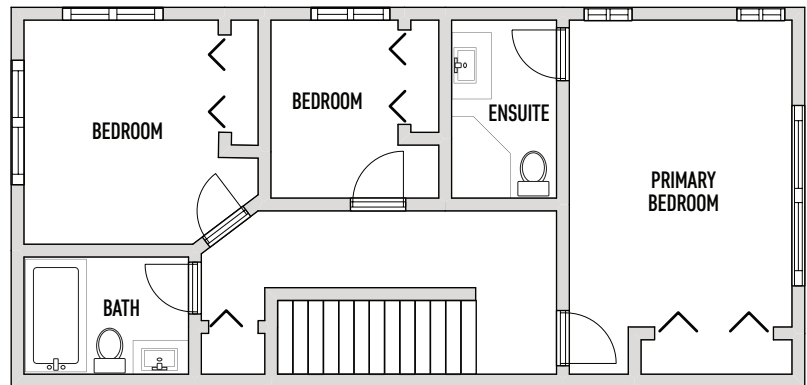
**FULLY RENOVATED END UNIT with stunning water & mountain views. This 4 bedroom, 3 bath home boasts updated bathrooms, newer flooring, fresh paint, designer lighting, cozy fireplace and brand new kitchen with quartz counter tops & stainless appliances. Upstairs has 3 spacious bedrooms including primary with full ensuite. The basement has a generous family room, additional bedroom & large laundry room. There is loads of storage, parking for 2 vehicles, 3 separate outdoor spaces including fenced front patio for outdoor entertaining and space for kids/pets to play. The home is close to the Evergreen Line for convenient commuting and has quick access to Barnet Highway. This home will not disappoint!! Open House Sunday April 13 from 2-4pm.**



**MAIN FLOOR | 658 SQ FT**



**UPPER FLOOR | 658 SQ FT**



**LOWER FLOOR | 658 SQ FT**

