

**R2244635** **808 400 CAPILANO ROAD** Residential Attached  
 Apartment/Condo Port Moody **\$748,000 (LP)**  
 Port Moody Centre  
 V3H 0E1

Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2008**  
 Bedrooms: **2** Age: **10**  
 Lot Area: Bathrooms: **2** Zoning: **M3**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,176.82**  
 Rear Yard Exp: Half Baths: **0** For Tax Year: **2017**  
 Maint. Fee: **\$300.00** P.I.D.: **027-744-817**  
 Mgmt. Co's Name: **FIRST SERVICE**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: CITY & MOUNTAIN**  
 Complex / Subdiv: **ARIA II**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access:  
 Construction: **Concrete** Parking: **Garage; Underground**  
 Exterior: **Concrete** Dist. to Transit: Dist to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Rain Screen: Property Disc.: **Yes**  
 Renovations: PAD Rental:  
 # of Fireplaces: **1** Fixtures Leased:  
 Fireplace Fuel: **Electric** Fixtures Rmvd:  
 Water Supply: **City/Municipal** Floor Finish: **Mixed**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other,Tar & Gravel**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Gas,Hot Water,Management,Recreation Facility,**  
 Legal: **PL BCS3224 LT 53 DL 233 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON**  
 Amenities: **Exercise Centre,Guest Suite,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub**  
 Site Influences: **Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Dining Room	13' x 12'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,060</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	3	No
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: Dogs:			3			
Finished Floor (Total):	<b>1,060 sq. ft.</b>	# or % of Rentals Allowed:			4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allw w/Restrctns</b>			5			
Grand Total:	<b>1,060 sq. ft.</b>	Basement: <b>None</b>			6			
					7			
					8			

Listing Broker(s): **Royal LePage Sterling Realty**

**Aria II - SUTER BROOK CORNER UNIT** featuring OCEAN and MOUNTAIN VIEWS! Large almost 1,100 sq.ft. of living in this 2 bedroom, 2 bathroom suite with granite countertops, s/s appliances, & more. Fantastic amenities including a full gym, pool, squash court, media room, guest suite and more. Steps to the Evergreen Line, shopping, dining, trails and Rocky Point Park.

# LISTING features

808 - 400 Capilano, Port Moody



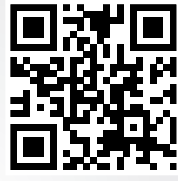
COMPLIMENTS OF  
**AXFORD**

REAL ESTATE & PROPERTY MANAGEMENT GROUP

778-355-0116  
 info@theAxfords.com



The enclosed information while deemed to be correct, is not guaranteed. This communication is not intended to solicit properties already listed for sale.



TAKE THE TOUR



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Price	\$748,000
Tax	\$2176.82/2017
Maint	\$300
Size	1,060 sf
Bedrooms	2
Bathrooms	2