

**R2245727** **502 400 CAPILANO ROAD** Residential Attached  
 Apartment/Condo Port Moody **\$735,000 (LP)**  
 Port Moody Centre  
 V3H 0E1



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2008**  
 Lot Area: Bedrooms: **2** Age: **10**  
 Flood Plain: Bathrooms: **2** Zoning: **M3**  
 Rear Yard Exp: Full Baths: **2** Gross Taxes: **\$2,123.41**  
 Half Baths: **0** For Tax Year: **2017**  
 Maint. Fee: **\$361.23** P.I.D.: **027-744-485**  
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**  
 Mgmt. Co's Phone: **604-683-8900**  
 View:  
 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: **Brick,Concrete,Glass** Locker: **Yes**  
 Foundation: **Concrete Perimeter** Dist. to Transit: Dist to School Bus:  
 Rain Screen: Title to Land: **Freehold Strata**  
 Renovations: Property Disc.: **Yes**  
 # of Fireplaces: **1** PAD Rental:  
 Fireplace Fuel: **Electric** Fixtures Leased:  
 Water Supply: **City/Municipal** Fixtures Rmvd:  
 Fuel/Heating: **Electric** Floor Finish: **Mixed**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other,Tar & Gravel**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Hot Water,Management,Recreation Facility**  
 Legal: **PL BCS3224 LT 20 DL 233 LD 36. GROUP 1. TOGETHER WITH AN INTEREST IN THE COMMON**  
 Amenities: **Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room**  
 Site Influences: **Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	10' x 9'6			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	11' x 11'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,073</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:	<b>1</b>	<b>Main</b>	<b>4</b>	<b>Yes</b>
Finished Floor (Below):	<b>0</b>	Restricted Age:	<b>2</b>	<b>Main</b>	<b>3</b>	<b>No</b>
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	<b>3</b>			
Finished Floor (Total):	<b>1,073 sq. ft.</b>	# or % of Rentals Allowed:	<b>4</b>			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allw w/Restrctns</b>	<b>5</b>			
Grand Total:	<b>1,073 sq. ft.</b>	Basement: <b>None</b>	<b>6</b>			
			<b>7</b>			
			<b>8</b>			

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

**SPACIOUS CORNER UNIT IN ARIA II AT THE HEART OF SUTER BROOK.** Well maintained suite with granite counters, s/s appliances incl. gas range, high ceilings, electric fireplace & more. 1,073 sq.ft. open plan with floor-to-ceiling windows provides a wealth of natural light. Best suburban amenities only 3 floors below including a full gym, pool, hot tub, sauna, steam room, squash court, theatre room, pool table, outdoor terrace and more. Steps to the Evergreen Skytrain Line, West Coast Express, Thrifty's Grocery, café and restaurants, shops & more. Trails and Rocky Point Park/Marina, Port Moody Rec Centre/Library, Newport Village, Trails, Buntzen Lake, Belcarra Park, White Pine Beach, schools of all levels nearby.

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

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# LISTING features

502 - 400 Capilano, Port Moody



# AXFORD

REAL ESTATE & PROPERTY MANAGEMENT GROUP

778-355-0116  
[info@theAxfords.com](mailto:info@theAxfords.com)  
[www.theAxfords.com](http://www.theAxfords.com)

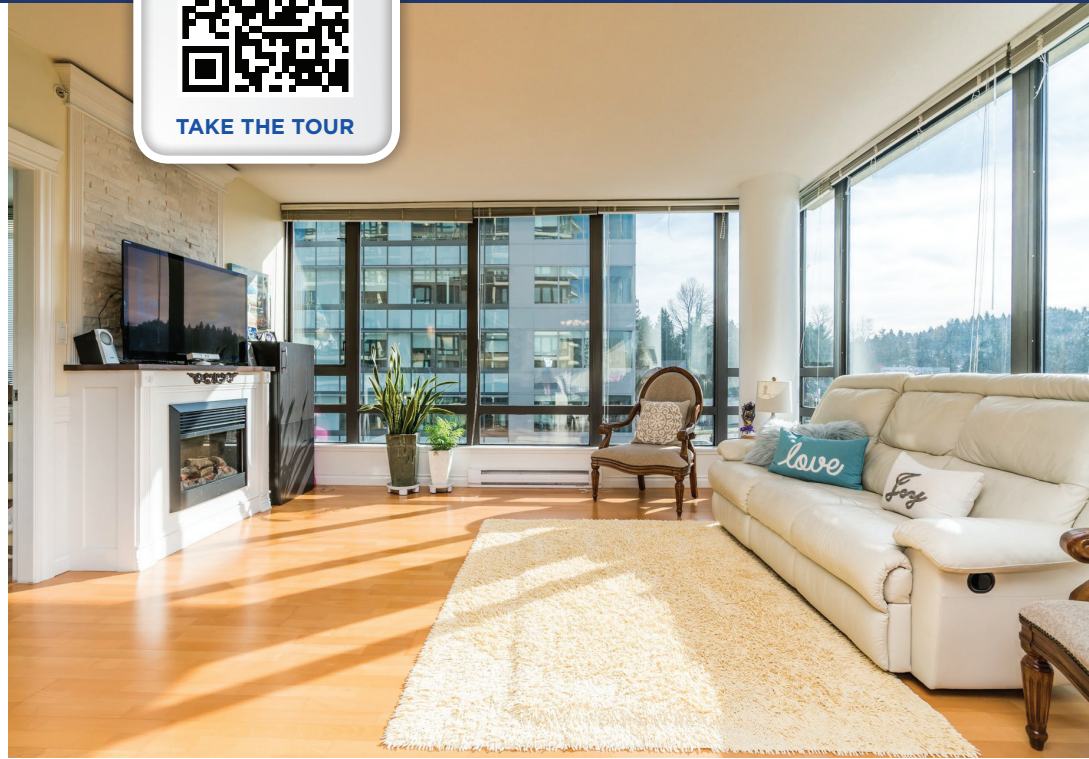






TAKE THE TOUR

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**AXFORD**  
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Price	\$735,000
Tax	\$2123.41/2017
Maint. Fee	\$361.23
Size	1,073 sf
Bedrooms	2
Bathrooms	2