



331-204 WESTHILL PLACE

3 BED | 1 BATH | 1067 SQ. FT.

Nicely renovated 3 bedroom, top floor in Westhill Place. This rarely available corner unit features an open concept gourmet kitchen. The spacious living room can accommodate house sized furniture leading out to a huge private south facing patio overlooking Westhill Park. Spanning over 1067 sf, there is plenty of space to grow. Recent building updates include roof, piping, painting, windows/doors & elevator. Building amenities offer indoor pool, gym, & community garden. Heat & hot water included in your maintenance fees. Comes with 1 parking stall (extra parking available) & a large in-suite storage room. Centrally located near SFU, recreation parks, schools, transit, endless hiking/biking trails, restaurants & the Brewery District

NEIGHBOURHOOD HIGHLIGHTS

Elementary & Middle Schools

Seaview Community School
Ecole Moody Middle

High School

Port Moody Secondary

French Immersion

Ecole Glenayre Elementary
Ecole Banting Middle
Ecole Dr. Charles Best Secondary

WALK SCORE: 97

TRANSIT SCORE: 64

BIKE SCORE: 84

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



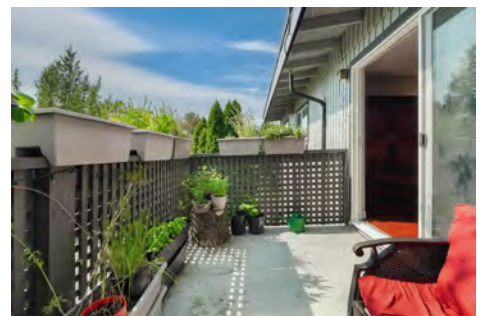
SARAH HOPKINS



EMMA HAMEL

331-204 WESTHILL PLACE

1 BED | 1 BATH | 1067 SQ. FT.



View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 1,067 sq.ft.
Balcony: 96 sq.ft.
Ceiling Height: 7'-10"



MEASURED ON: (2024-09-06)
www.pixlworks.com ☎ 604.329.5788

info@pixlworks.com
 E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:
Keith Roy PREC*

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Active
R2923764

Board: V
Apartment/Condo

331 204 WESTHILL PLACE

Port Moody
College Park PM
V3H 1V2

Residential Attached

\$575,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$599,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Frontage(feet): Bathrooms: **1** Age: **51**
Frontage(metres): Full Baths: **1** Zoning: **MF**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,731.90**
Sq. Footage: **0.00** For Tax Year: **2022**
Flood Plain: P.I.D.: **001-165-712** Tax Inc. Utilities?: **No**
View: **No** Tour: **Virtual Tour URL**
Complex / Subdiv: **WESTHILL PLACE**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2019**
Rain Screen:
Metered Water:
R.I. Plumbing:

Legal: **STRATA LOT 139, PLAN NWS185, DISTRICT LOT 268, 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: **Elevator, Exercise Centre, Playground, Pool; Indoor, Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Microwave, Refrigerator, Stove**

Finished Floor (Main): **1,067**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,067 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,067 sq. ft.**

Units in Development: **150**
Exposure:
Mgmt. Co's Name: **Associa Ppty Mgmt**
Maint Fee: **\$484.71**
Maint Fee Includes: **Gardening, Heat, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **150** Locker: **No**
Stores in Building: **3**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'3 x 8'6			x	1	Main	4	No
Main	Kitchen	9'9 x 9'9			x	2			
Main	Dining Room	9'6 x 4'4			x	3			
Main	Living Room	18' x 13'4			x	4			
Main	Primary Bedroom	9'7 x 13'			x	5			
Main	Bedroom	10'10 x 9'6			x	6			
Main	Bedroom	9'9 x 10'7			x	7			
Main	Storage	5' x 8'2			x	8			

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