



**NEIGHBORHOOD HIGHLIGHTS**

Elementary & Middle Schools

Moody Elementary / Ecole Moody Middle

High School

Port Moody Secondary

French Immersion

Ecole Glenayre Elementary

Ecole Banting Middle

Ecole Dr. Charles Best Secondary

# 321-95 MOODY STREET

2 BED, 3 BATH, 962 SQ. FT.

LOCATION! Corner townhouse with spacious living over 2 levels! Main floor boasts open living with brick feature wall, engineered flooring, patio space, powder room and kitchen which includes quartz counters, stainless steel appliances and gas range. Upstairs, find 2 bedrooms and 2 full bathrooms. Building includes geothermal heating and cooling. Walking distance to Rocky Point Park, Brewers Row with some of the best craft breweries in the province, schools, Skytrain, West Coast Express, restaurants, and coffee shops. Includes 1 parking and 1 storage locker.

**\$625,000**

**BIKE SCORE:** 67

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
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**RE/MAX**

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

\*Personal Real Estate Corporation



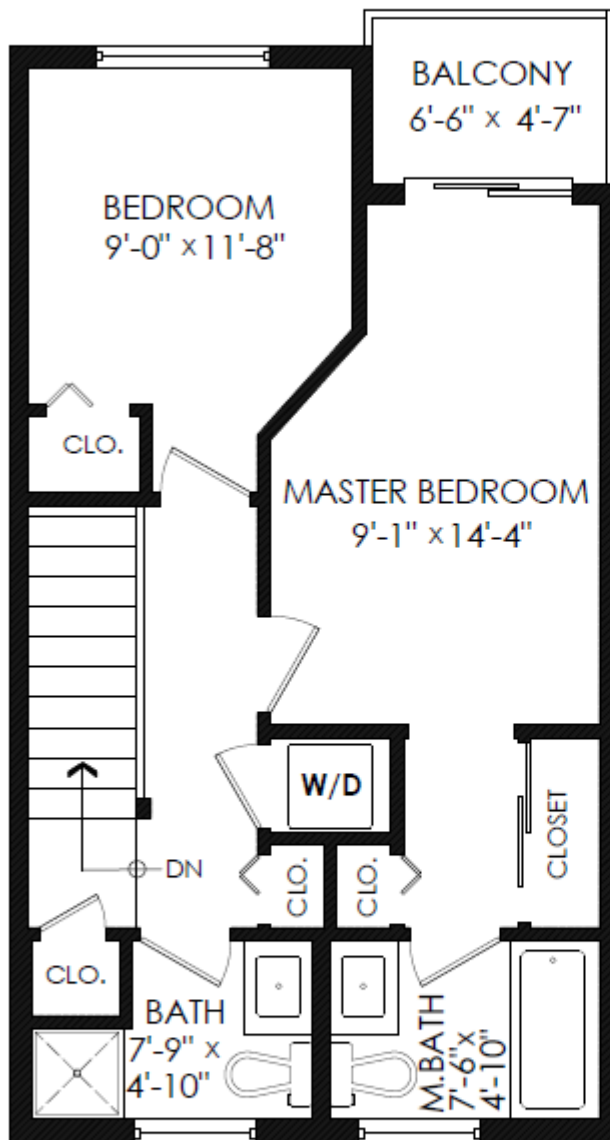
# 321-95 MOODY STREET

View additional photos and 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



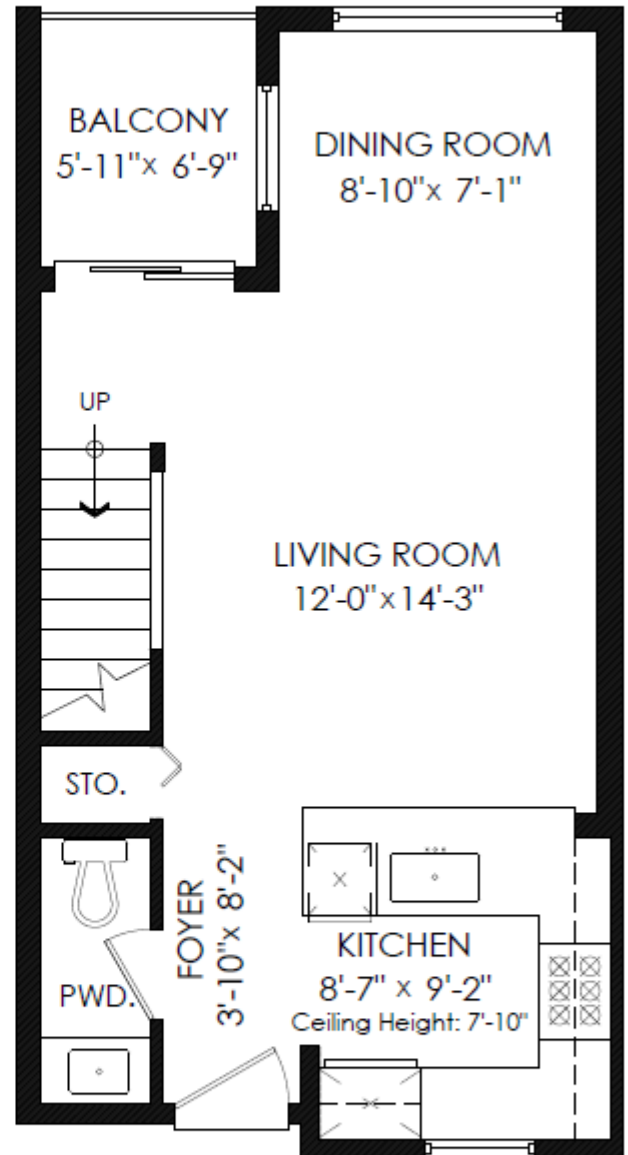
Main Floor: 479 sq.ft.  
Upper Floor: 483 sq.ft.  
**Total: 962 sq.ft.**

Balconies: 71 sq.ft.



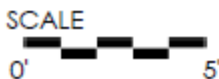
**Upper Floor Plan**

Floor Area: 483 sq.ft.  
Ceiling Height: 9'-1"



**Main Floor Plan**

Floor Area: 479 sq.ft.  
Ceiling Height: 9'



ASD Revised. Total square foot calculated to gross wall area. SFT based on interior measurements to exterior wall, not floor to ceiling height, may include unattached 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. [www.PixlWorks.com](http://www.PixlWorks.com)

Measurements, Design & Scanning | 604-329-5788







Presented by:  
**Keith Roy PREC\***

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**Active**  
**R2539730**  
Board: V  
Townhouse

**321 95 MOODY STREET**

Port Moody  
Port Moody Centre  
V3H 0H2

Residential Attached

**\$625,000 (LP)**

(SP) **M**



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **DWELL PPTY MGMT**  
Mgmt. Co's Phone: **604-821-2999**  
View: **No :**  
Complex / Subdiv: **THE STATION**  
Services Connected: **Community, Electricity, Water**  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$417.25**

Original Price: **\$625,000**  
Approx. Year Built: **2013**  
Age: **8**  
Zoning: **MULTI**  
Gross Taxes: **\$2,728.85**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **029-130-140**  
Tour: **Virtual Tour URL**

Style of Home: **2 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Geothermal, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
R.I. Plumbing:  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Units in Development: **106** Total Units in Strata: **106**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Geothermal**  
Legal: **STRATA LOT 13, PLAN EPS1286, DISTRICT LOT 201, 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 V**  
Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'10 x 8'2			x			x
Main	Kitchen	8'7 x 9'2			x			x
Main	Living Room	12' x 14'3			x			x
Main	Dining Room	8'10 x 7'1			x			x
Above	Master Bedroom	9'1 x 14'4			x			x
Above	Bedroom	9' x 11'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>479</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>483</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	No	Pool:
Finished Floor (Total):	<b>962 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>962 sq. ft.</b>	Basement: <b>None</b>			7				
					8				

Keith Roy, PREC\*

Taryn Lees

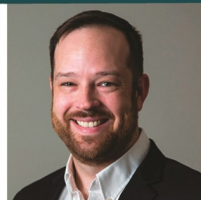
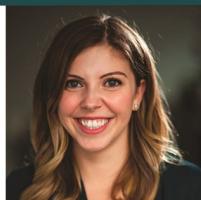
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