



Presented by:
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Active
R2763026
 Board: V
 Apartment/Condo

2506 110 BREW STREET
 Port Moody
 Port Moody Centre
 V3H 0E4

Residential Attached
\$1,249,900 (LP)
 (SP) **M**



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,249,900**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2008**
 Frontage(feet): Bathrooms: **2** Age: **15**
 Frontage(metres): Full Baths: **2** Zoning: **CONDO**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,146.62**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: **No** P.I.D.: **027-564-975** Tax Inc. Utilities?: **No**
 View: **Yes : CITY, MOUNTAIN, INLET** Tour:
 Complex / Subdiv: **ARIA I**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Electric** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **Walking** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 204, PLAN BCS2972, DISTRICT LOT 233, 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: **Club House, Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

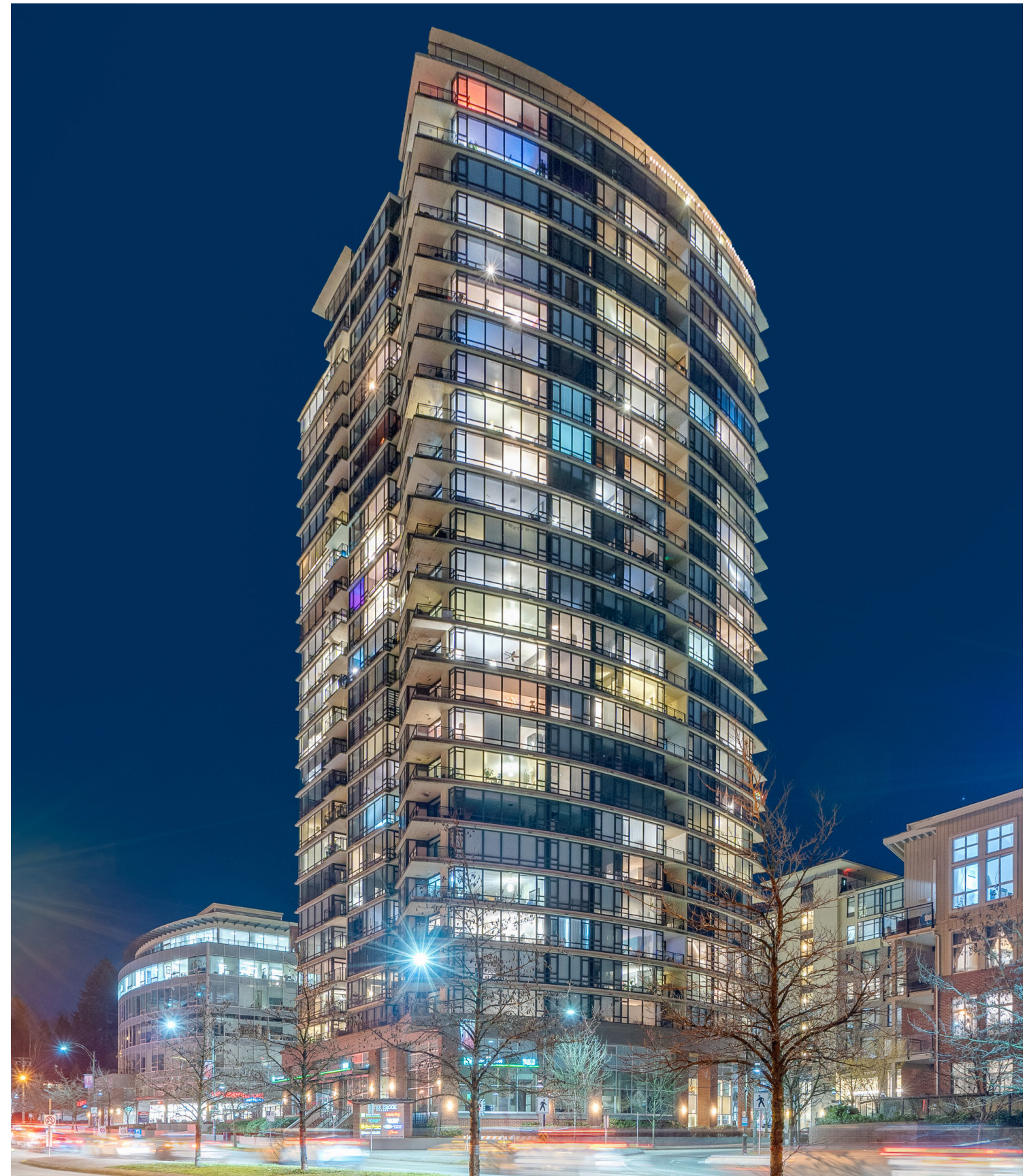
Finished Floor (Main): 1,617	Units in Development: 216	Tot Units in Strata: 216	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building: 27	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$746.91	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,617 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,617 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1	# of Levels: 1		
	# of Rooms: 10		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'0 x 12'3	Main	Bedroom	10'4 x 9'11	1	Main	4	No
Main	Kitchen	12'0 x 9'6	Main	Storage	6'9 x 5'0	2	Main	5	Yes
Main	Dining Room	12'2 x 18'5			x	3			
Main	Living Room	14'7 x 12'5			x	4			
Main	Flex Room	6'10 x 10'4			x	5			
Main	Primary Bedroom	11'5 x 15'7			x	6			
Main	Walk-In Closet	7'10 x 5'0			x	7			
Main	Bedroom	10'5 x 12'0			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

AT HOME IN THE SKY. A SUB-PH DREAM.. VIEWS! Enjoy FOUR SEASONS of ever changing colours radiating through stunning 8'7ft Floor-Ceiling Windows. Immersed in city lights, majestic mountains, inlet sunsets. **EXPANSIVE!** Rare 1617ft true 3BED plan lives like a home! Pass foyer into **DRAMATIC & sprawling living+dining, gourmet chef's kitchen w/extensive storage, gas range, stainless apps, bonus nook!** Exclusive upper floor perfectly positioned-doesn't overheat! **DESIGN!** Spotless & Modern: Scraped hardwood, rich moulding+wainscoting, gorgeous lighting, 2 custom Murphy beds+cabinetry, automated shades, cozy fireplace, luxury baths. **PATIO!** Entertain/relax **SUNRISE-SUNSET** on 259ft wraparound terrace w/gas **BBQ.Resort living-Pool+Squash+Gym+More** in **HEART** of shopping+trails+transit!

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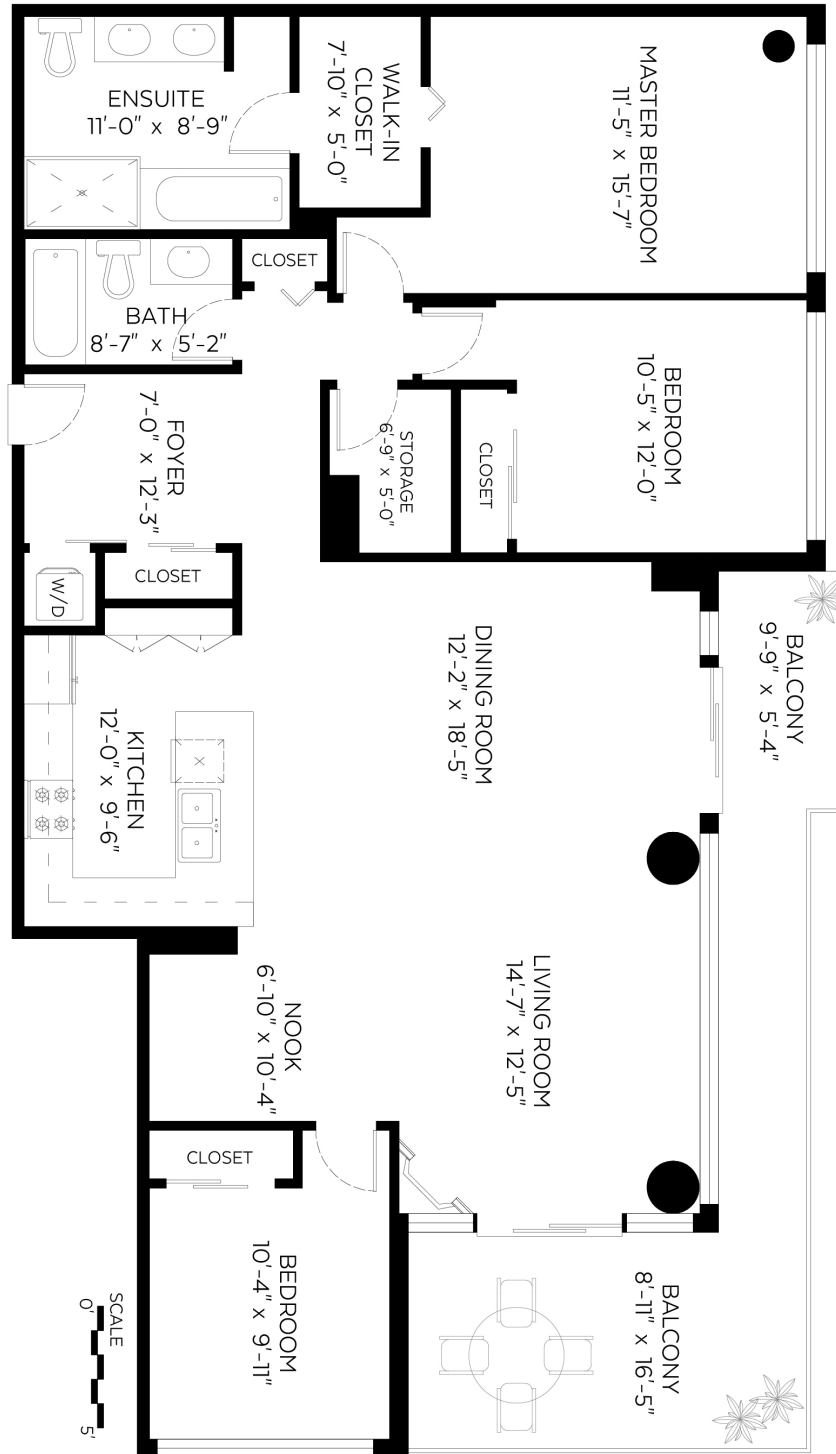
2506 110 BREW ST | PORT MOODY

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



#2506-110 Brew Street,
Port Moody, B.C.

Main Floor: 1,617 sq.ft.
Ceiling Height: 8'-7"
Auxiliary Area
Balcony: 262 sq.ft.



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NORTH

Valid Until: January 10, 2023

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**OWN
YOUR
MARKET**