



Presented by:  
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North Shore Pt Moody, Port Moody Residential Attached  
**# 41 795 NOONS CREEK DR** MLS # V686227 Active



List Price: \$487,500

Previous Price:		Subdiv/Complex:	HERITAGE TERRACE	
Original Price:	\$487,500	View:	Yes; PARTIAL VIEW TO SOUTHEAST	
Frontage:		Postal Code:	V3H 4V4	Type: Townhouse
Depth/Size:				Approx Yr Blt: 1990
Lot SqFt:	0			Age at List Date: 18
Exposure:		Bedrooms:	3	Zoning: R/TWN
Stories in Bldg:	3	Bathrooms:	3	Taxes: \$2,140 / 2007
Flood Plain:	No	Full Baths:	2	Gst Incl:
Meas. Type:		Half Baths:	1	Apprvl Req:
Fixtures Lsd:	No			Occupancy: Tenant
Fixt Removed:	N			Tax Incl Utils: N

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Wood	Parking Facilities:	Garage; Single / Visitor Parking / Other		
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	Wood / Tar & Gravel	Units in Development:		Total Units in Strata:	39
Renovations:		Locker:		Locker #:	
Flooring:	Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Electric / Natural Gas	Seller's Interest:	Registered Owner		
No. of Fireplaces:	2	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	/ Yes		
Outdoor Area:	Patio(s) & Deck(s)	Legal Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co/Phone:	MARTELLO PROPERTY SERVICES / 604-681-6544				
Mo. Maint Charge:	\$215.63				

Maint Charge Incl: Gardening, Management

Legal: SL 44 DL 347 LD 37 SP NWS 3237 PID: 016-015-100  
 Amenities: Playground  
 Features Incl:

Site Influences: Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'						
Main F.	Kitchen	12' X 10'						
Main F.	Dining	10' X 12'						
Main F.	Eating Area	12' X 8'						
Above	Bedroom	15' X 13'						
Above	Bedroom	14' X 10'						
Above	Bedroom	14' X 10'						
Below	Recreation Room	20' X 20'						
Below	Hobby Room	12' X 12'						
Below	Laundry	12' X 8'						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	804	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	800	Basement Area:	Full	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	760			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	0 Piece; Ensuite: N
Total Finished Floor Area:	2,364	Restricted Age:		5	0 Piece; Ensuite: N
Unfinished Floor Area:	0	# Pets; Cats; Dogs:		6	
Grand Total Floor Area:	2,364	# or % Rentals:		7	
				8	

Listing Broker(s): (1) RE/MAX Sabre Realty Group

Popular "Heritage Terrace" near Newport Village. Terrific 3 bedroom - 3 level Townhouse - great greenbelt location plus 1 extra parking spot. Features partial SE view, include laminate flooring, bright Lvgrm with gas F/P and patio doors to balcony. Master 5 pce ensuite dbl sink + sep shower + bath. Lower level is bright and has hobby/den area and walk-out bsmt.