



Presented by:  
**Katayoon Webb PREC\***

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**Active**  
**R2335661**  
Board: V  
Apartment/Condo

**202 225 NEWPORT DRIVE**

Port Moody  
North Shore Pt Moody  
V3H 5C9

Residential Attached

**\$518,800** (LP)   
(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$518,800**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1998**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **21**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **TC1**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,070.77**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: \_\_\_\_\_ Maint. Fee: **\$405.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **024-006-793**  
 Mgmt. Co's Name: **PACIFIC QUORUM** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-685-3828**  
 View: **Yes: NEWPORT VILLAGE**  
 Complex / Subdiv: **CALEDONIA - NEW PORT VILLAGE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Metal**

Reno. Year: **2013**  
 R.I. Plumbing: **No**  
 R.I. Fireplaces: **0**  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Units in Development: **112** Total Units in Strata: **112**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL LMS3067 LT 50 DL 191 LD 36. GROUP 1, & DL 470; 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, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'6			x			x
Main	Kitchen	8'8 x 8'			x			x
Main	Dining Room	10'5 x 12'6			x			x
Main	Master Bedroom	10'8 x 12'1			x			x
Main	Bedroom	9' x 11'11			x			x
Main	Walk-In Closet	5'3 x 3'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>943</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>943 sq. ft.</b>	# or % of Rentals Allowed: <b>10</b>			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	<b>943 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Realty**

**The Caledonia in the Heart of Whistler Inspired Newport Village! This BOSA built 2 bedroom, 2 bathroom, offers white wash brushed oak hardwood floors, granite countertops, stainless steel appliances, renovated bathrooms, fresh paint, and custom built-in bookshelves and a murphy bed in second bedroom to maximize use of space. Oversized semi covered patio overlooking the beautiful Village, Gas Fireplace (included in maint. fee), Cafés, Pub, Bakery, shopping, Eagle Ridge Hospital, Evergreen Skytrain, Rocky Point Park all in walking distance. Very Easy to show anytime, even short notice. Call this home today! 1 parking, 1 storage, 2 pets, Sorry Rentals at max!**