



Presented by:
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Active
R2216971
 Board: V
 House/Single Family

412 CULZEAN PLACE

Port Moody
 Glenayre
 V3H 1E5

Residential Detached

\$975,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$975,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1958**
 Depth / Size: Bathrooms: **1** Age: **59**
 Lot Area (sq.ft.): **6,288.00** Full Baths: **1** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,008.63**
 Rear Yard Exp: **North** Council Apprv?: Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **010-279-385**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv: **Glenayre**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **.5 block**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood**

Legal: **PL NWP17319 LT 19 BLK A DL 105 LD 36**

Amenities: **Garden**

Site Influences: **Private Setting, Private Yard**
 Features: **Clothes Washer, Drapes/Window Coverings, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 15'8			x			x
Main	Dining Room	8'1 x 9'4			x			x
Main	Kitchen	8'10 x 14'5			x			x
Main	Eating Area	8'10 x 6'1			x			x
Main	Master Bedroom	12'0 x 11'			x			x
Main	Bedroom	11'10 x 10'7			x			x
Main	Bedroom	10'4 x 9'7			x			x
Main	Storage	13'2 x 11'2			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,248	# of Rooms:	8	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,248 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Door Height:
Grand Total:	1,248 sq. ft.	Basement:	Crawl, None									
					6							
					7							
					8							

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

Welcome HOME to this adorable rancher, on a cul-de-sac in the coveted Glenayre! You enter the home to a bright large living & dining room with new picturesque windows, leading to a newly fully renovated kitchen with a chef gas stove, quartz countertops, and tons of cupboard space. Your family room and breakfast nook leads to a new cedar covered deck through french doors. You have 3 good size bedrooms, and a fully renovated bathroom. Large flat private backyard is serene & quiet backing to a greenbelt. French immersion elementary school, transit, Burnaby Mountain, Evergreen Skytrain line all within walking distance. Don't miss this lovely home! Sneak Preview Thursday Oct 26, 5:30-7pm, Open Houses Oct 28th & 29th 2-4pm.