

**Active**  
**R2501310**  
 Board: V, Attached  
 Townhouse

**39 181 RAVINE DRIVE**

Port Moody  
 Heritage Mountain  
 V3H 4T3

**\$950,000** (LP)  
 (SP)



DOM: **0** List Date: **9/23/2020** Expiry Date: **3/31/2021**  
 Prev. Price: **\$0** Original Price: **\$950,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **1990**  
 Depth/Size: Frontage (metres): Age: **30**  
 Sq. Footage: **0.00** Bedrooms: **4** Zoning: **RM3**  
 Flood Plain: **No** Bathrooms: **4** Gross Taxes: **\$3,876.06**  
 Exposure: Full Baths: **3** For Tax Year: **2020**  
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?: **No**  
 P.I.D.: **014-649-926** Council Apprv?: **No** Maint. Fee: **\$549.94**  
 View: : Tour: **Virtual Tour URL**  
 Mgmt. Co's Name: **PROFILE PROPERTIES** Mgmt. Co #: **604-464-7548**  
 Complex / Subdiv: **VIEWPOINT**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double** Locker: **No**  
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Reno. Year: Units in Development: **65** Total Units in Strata: **65**  
 Rain Screen: R.I. Plumbing: Title to Land: **Freehold Strata**  
 Renovations: R.I. Fireplaces: Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** # of Fireplaces: **1** Property Disc.: **Yes: DATED SEPT 16, 2020**  
 Fireplace Fuel: **Gas - Natural** Metered Water: Fixtures Leased: **No**  
 Fuel/Heating: **Electric, Natural Gas** Fixtures Rmvd: **No**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Tile, Wall/Wall/Mixed**  
 Type of Roof: **Asphalt**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**  
 Legal: **STRATA LOT 39, PLAN NWS3050, DISTRICT LOT 349, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **In Suite Laundry** Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Vacuum - Built In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'4 x 12'9	Below	Bedroom	12'6 x 13'6			x
Above	Bedroom	9'3 x 11'1	Below	Walk-In Closet	8'8 x 5'5			x
Above	Bedroom	9'5 x 9'9	Below	Recreation	15'4 x 25'0			x
Main	Living Room	13'4 x 13'8	Below	Storage	8'0 x 11'3			x
Main	Dining Room	11'4 x 8'3	Below	Storage	5'11 x 5'3			x
Main	Family Room	15'5 x 14'7	Below	Patio	15'0 x 8'4			x
Main	Kitchen	9'5 x 7'7						x
Main	Eating Area	9'5 x 7'7						x
Main	Laundry	15'5 x 14'7						x
Main	Foyer	9'9 x 6'0						x

Finished Floor (Main): **921** # of Rooms: **16** # of Kitchens: **1** # of Levels: **3** Bath Floor # of Pieces Ensuite? Outbuildings  
 Finished Floor (Above): **701** Crawl/Bsmt. Height: 1 **Above** **4** **Yes** Barn:  
 Finished Floor (Below): **901** Restricted Age: 2 **Above** **4** **No** Workshop/Shed:  
 Finished Floor (Basement): **0** # of Pets: **1** Cats: **Yes** Dogs: **Yes** 3 **Main** **2** **No** Pool:  
 Finished Floor (Total): **2,523 sq. ft.** # or % of Rentals Allowed: **6** 4 **Below** **4** **No** Garage Sz:  
 Unfinished Floor: **0** Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns** 5 6 7 8 Grg Door Ht:  
 Grand Total: **2,523 sq. ft.** Basement: **Full**

List Broker 1: **Sutton Centre Realty - Office: 604-435-9477** List Broker 2:  
 List Desig Agt 1: **Kristy Mattiazzo - Phone: 604-831-7321** **kmattiazzo@shaw.ca** Appointments: **Touchbase**  
 List Desig Agt 2: 3: Call: **TOUCHBASE**  
 Sell Broker 1: Phone:  
 Sell Sales Rep 1: 2: 3:  
 Owner: **Roy Melvin/ Patricia Melvin**  
 Commission: **3.25% ON THE 1ST \$100K AND 1.15% ON THE BALANCE**  
 Occupancy: **Owner, Vacant**

Realtor Remarks: **Showings by appoint. Wear mask & sanitize hands. Small pet ok. 6 rentals allowed - 3 avail. Insurance renewed April \$50k water deductible. Offers: kmattiazzo@shaw.ca by 5pm Mon Sept 28. Buyers Realtor must be present for showings/inspections. Measured by Proper Measure. Carpets pro cleaned/fireplace serviced.**

**Prime end unit! 4 bdrm/3.5 bthrm family townhome in prestigious Heritage Mountain. Close to all levels of schools, daycare/Buntzen Lake/Belcarra/Newport Village/Rocky Point Park/Brewery Row & Port Moody Rec Centre. Vaulted entry w/skylight lead to 3 bdrms up & 1 lower w/rec room for teenagers, guests, nanny, in-laws or student. The primary bedroom has a soaker tub, built-in window storage bench & ceiling fan. Spacious open-concept living room with corner gas fireplace on the main level. Enjoy morning coffees/evening BBQ's on the south-facing spacious private deck off sunken family room. In-suite laundry, 3- year-old water tank, double garage & plenty of storage. Kids and 1 pet can enjoy the private fenced yard from the walkout basement. Call your Realtor to book an appointment to view!**