



R2285454

Active
 Residential Attached
 Apartment/Condo

310 701 KLAHANIE DRIVE

Port Moody
 Port Moody Centre
 THE LODGE AT NAHANNI

\$668,000 (LP)
 (SP)
\$659.43 (L\$/SF)
 (S\$/SF)



Sold Date: Frontage (feet): Original Price: **\$698,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2009**
 Depth / Size (ft.): Bedrooms: **2** Age: **9**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,295.93**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **Southwest** Maint. Fee: **\$302.02** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-915-956**
 Mgmt. Co's Name: **GATEWAY** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-635-5024**
 View: **Yes: PARK**
 Complex / Subdiv: **THE LODGE AT NAHANNI**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Corner Unit, Upper Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Brick, Mixed	Locker: N
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen: Full	Total Units in Strata: 51
Renovations: Partly	Reno. Year:
Water Supply: City/Municipal	R.I. Plumbing:
Fireplace Fuel: Electric	R.I. Fireplaces:
Fuel/Heating: Electric	# of Fireplaces: 1
Outdoor Area: Balcony(s)	Dist. to Public Transit: 1
Type of Roof: Asphalt	Units in Development: 241
	Title to Land: Freehold Strata
	Seller's Interest: Registered Owner
	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Laminate

Maint Fee Inc: **Hot Water, Management, Recreation Facility**
 Legal: **PL BCS3438 LT 33 DL 233 LD 36. GROUP 1, 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, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 12'0			x			x
Main	Dining Room	13'6 x 10'0			x			x
Main	Master Bedroom	11'6 x 10'0			x			x
Main	Bedroom	11'9 x 10'6			x			x
Main	Walk-In Closet	6'8 x 6'0			x			x
Main	Foyer	5'0 x 10'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,013	# of Rooms: 6	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,013 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,013 sq. ft.				7				
				8				

Listing Broker(s): **Kore Realty** **Kore Realty**

'Always sought after' corner home (windows on 3 sides) at "The Lodge at Nahanni". Enjoy sunrise-sunset (E-S-W exp) from this bright, impeccable 2 bed, 2 bath suite boasting; large room sizes, *fresh quality paint & laminate walnut flooring throughout*, family size kitchen w/ loads of cabinet space, granite c-tops, SS-appliances (gas range) & large breakfast bar. Secluded, spacious master bed w/ walk-in clos, 5 pc ensuite & peaceful outlook to green space/water feature. 5-star amenities; outdoor pool, gym, hot tub, tennis + +. Steps to new Skytrain station, shopping, parks/waterfront. OPEN HOUSE SUNDAY AUGUST 26 2-4PM.