

Active
R2763477
 Board: V, Attached
 Apartment/Condo

2503 400 CAPILANO ROAD

Port Moody
 Port Moody Centre
 V3H 0E1

\$998,000 (LP)
 (SP)



DOM: **0** List Date: **3/29/2023** Expiry Date: **6/29/2023**
 Prev. Price: **\$0** Original Price: **\$998,000** Sold Date:
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **2008**
 Frontage (feet): Bedrooms: **2** Age: **15**
 Frontage (metres): Bathrooms: **2** Zoning: **M2**
 Depth/Size: Full Baths: **2** Gross Taxes: **\$2,822.15**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2022**
 Flood Plain: P.I.D.: **027-746-208** Tax Inc. Utilities?: **No**
 View: **Yes : Epic Inlet Views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **ARIA 2 in Suterbrook**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Total **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 192, PLAN BCS3224, DISTRICT LOT 233, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,293**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,293 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,293 sq. ft.**

Units in Development: **207**
 Exposure: **West**
 Mgmt. Co's Name: **First Service**
 Maint Fee: **\$581.58**
 Maint Fee Includes: **Hot Water, Management, Recreation Facility**

Tot Units in Strata: Locker: **Yes**
 Storeys in Building: **26**
 Mgmt. Co's #:
 Council/Park Apprv:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **1**
 # of Rooms: **9**

Bylaw Restrictions: **Pets Allowed w/Rest.**
 Restricted Age:
 # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	10' x 3'11	Main	Patio	9'3 x 7'3	1	Main	4	No
Main	Kitchen	11'7 x 9'4			x	2	Main	4	Yes
Main	Dining Room	10'5 x 10'			x	3			
Main	Living Room	21'3 x 16'10			x	4			
Main	Primary Bedroom	14'5 x 10'9			x	5			
Main	Bedroom	14'5 x 10'2			x	6			
Main	Walk-In Closet	8'2 x 3'7			x	7			
Main	Patio	11'9 x 7'10			x	8			

List Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**

List Broker 3:
jordan@theMACNABs.com

List Desig Agt 1: **Jordan Macnab PREC* - Phone: 604-551-5695**

List Broker 2:

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Rustin Plowright-Wills + Lillian Yang**

Commission: **3% ON THE 1ST \$100K/1.15% ON THE BALANCE.**

Appointments: **Touchbase**
 Call: **TB JMAC**
 Phone: **604-551-5695**

Occupancy: **Owner**

Realtor **Measurements approx by i-shot. First showings during Open House Sat/Sun (April 1 + 2) 2:00-4:00pm. 2 Parking stalls (tandem) + 1 Locker.**
 Remarks: **Access top Aria Club. Please attach team disclosure with all offers. Docs avail upon request.**

Top 5 reasons why this sub penthouse will move quick. #1. LOCATION - Right in the centre of all the SuterBrook action. Amazing walkability to shops, great eats, brewers row & Rocky Point. Skytrain just up the street. #2. BUILDING - The Aria 2 is an awesome highrise with direct access to the Aria club which features; pool, steam, gym, squash court, theater & multiple party rooms. #3. LAY-OUT - Wide open concept kitchen/dining/living area. Separated bedrooms with their own 4 piece bathrooms. Main bedroom has walk-thru closet. #4. FEATURES - Views for days overlooking intel. Massive kitchen island. Electric Fireplace. Roller blinds, stainless appliances, glass backsplash, granite counters & under mount sink. #5. PRICE - All this for under 1 mil with 2 parking stalls. WOW !! Open Sat/Sun 2-4.