



Presented by:  
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**Active**  
**R2811708**  
 Board: V  
 Apartment/Condo

**311 3131 MURRAY STREET**  
 Port Moody  
 Port Moody Centre  
 V3H 0L9

Residential Attached  
**\$659,900** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$659,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2022**  
 Frontage(feet): Bathrooms: **1** Age: **1**  
 Frontage(metres): Full Baths: **1** Zoning: **RES**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,777.19**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **031-788-157** Tax Inc. Utilities?:  
 View: **Yes : MOUNTAINS** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **50 Electronic Ave**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Fibre Cement Board, Metal**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 39, PLAN EPS8750, DISTRICT LOT 190, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PH1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center, Restaurant, Sauna/Steam Room**

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

Finished Floor (Main): <b>664</b>	Units in Development: <b>358</b>	Tot Units in Strata: <b>358</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>6</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>FIRST SERVICE RESIDENTIAL</b>	Mgmt. Co's #: <b>855-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$369.09</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>664 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>664 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **6**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed: **100%**  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details: **ALL RENTALS/LEASES MUST BE 30 DAYS MINIMUM**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'3 x 2'9			x	1	Main	3	No
Main	Kitchen	12'8 x 10'4			x	2			
Main	Dining Room	12'8 x 7'7			x	3			
Main	Living Room	12'8 x 10'			x	4			
Main	Primary Bedroom	10' x 10'7			x	5			
Main	Walk-In Closet	6'10 x 6'4			x	6			
					x	7			
					x	8			

Listing Broker(s): **Keller Williams Elite Realty**

**Discover the award-winning 50 Electronic Avenue! This bright, spacious, and newly built home exudes modern luxury with high ceilings and top-notch finishes. Enjoy open-concept living, spa-inspired bathrooms, and a generously sized bedroom with a walk-in closet. Kitchen enthusiasts will adore the high-end integrated appliances, quartz waterfall island, and custom pantry wall. Conveniently located in beautiful Port Moody, this home is across from the shoreline trail, Rocky Point Park, Brewers Row, and SkyTrain. Plus, a separate 3-story amenity building offers a gym, co-working space, children's play area, and a luxurious lounge with a guest suite for your visitors. Don't miss out on this opportunity to live the Port Moody Luxury! Open House Sept 9th & 10th 2-4pm**