



Presented by:
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Active
R2888477
Board: V
Apartment/Condo

105 3148 ST JOHNS STREET

Port Moody
Port Moody Centre
V3H 5E6

Residential Attached

\$699,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$699,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2004
Depth / Size (ft.):	Bedrooms: 2	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: C3
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,233.89
Council Apprv?:	Half Baths: 0	For Tax Year: 2022
Exposure:	Maint. Fee: \$467.73	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-081-717
Mgmt. Co's Name: Pacific Quorum		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:		
Complex / Subdiv: SONRISA		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Ground Level Unit, Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Vinyl			Locker: Y
Foundation: Concrete Perimeter	Reno. Year: 2018	Dist. to Public Transit: Close	Dist. to School Bus: Close
Rain Screen:	R.I. Plumbing:	Units in Development: 52	Total Units in Strata: 280
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Mixed, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
Legal: **STRATA LOT 233, PLAN LMS3199, DISTRICT LOT 190, 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 1**
Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'8 x 5'7			x			x
Main	Kitchen	7'11 x 10'5			x			x
Main	Dining Room	10'8 x 7'0			x			x
Main	Living Room	11'11 x 13'7			x			x
Main	Bedroom	9'0 x 11'9			x			x
Main	Primary	10'9 x 14'10			x			x
Main	Patio	31'8 x 15'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 954	# of Rooms: 7	# of Kitchens: 1	# 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	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 954 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 954 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage Elite West**

Top 5 reasons why this condo will move quick. #1. LOCATION - Amazing walkability to Rocky Point just over the pedestrian bridge. Easy access in either direction from St Johns. Tons of good eats, shops & breweries near by. #2. BUILDING - The Sonrisa is in great shape & has had tons of upgrades. There is an awesome indoor pool, gym & hot tub. #3. LAY-OUT - The open kitchen flows into the living/dining & right out to the huge 400 + sq./ft ground floor patio. Lots of space for green thumbs. Both bedrooms have their own bathrooms & are great sizes. #4. RENO's - Updated kitchen, lightning, paint, flooring & both showers. Quartz counters, stainless appls, tiled flooring & laminate in bedrooms. #5. PRICE - All this for under \$700K is unheard of. Includes parking + locker . Open House Sun June 2nd