



Presented by:
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Active
R2908139
Board: V
Apartment/Condo

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

Residential Attached
\$639,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$639,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 1	Age: 2
Frontage(metres):	Full Baths: 1	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,777.19
Sq. Footage: 0.00	P.I.D.: 031-788-157	For Tax Year: 2022
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: 50 Electronic Ave	First Nation:	Tour: Virtual Tour URL
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

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**

Site Influences:
Features:

Finished Floor (Main):	664
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	664 sq. ft.
Unfinished Floor:	0
Grand Total:	664 sq. ft.

Units in Development: **358**
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$325.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**

Tot Units in Strata: **358** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
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: **Minimum 30 days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'3 x 2'9			x	1	Main	3	Yes
Main	Kitchen	12'8 x 10'4			x	2			
Main	Dining Room	12'8 x 7'7			x	3			
Main	Primary Bedroom	10' x 10'7			x	4			
Main	Living Room	12'8 x 10'			x	5			
Main	Walk-In Closet	6'10 x 6'4			x	6			
					x	7			
					x	8			

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

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 SUNDAY JULY 28 12-2pm