



Presented by:  
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**Active**  
**R2998795**  
Board: V  
Apartment/Condo

**1909 110 BREW STREET**

Port Moody  
Port Moody Centre  
V3H 0E4

Residential Attached

**\$614,900** (LP)   
(SP)



**1909 110 BREW**

Sold Date:	Frontage (feet):	Original Price: <b>\$614,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>17</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD92</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,307.60</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2024</b>
Exposure: <b>Northeast</b>	Maint. Fee: <b>\$336.57</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-564-461</b>
Mgmt. Co's Name: <b>First Service</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: East and Mountains</b>		
Complex / Subdiv: <b>ARIA 1</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor Parking</b>		
Exterior: <b>Concrete, Glass</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>
Rain Screen:	R.I. Plumbing:	Units in Development: <b>216</b>	Total Units in Strata: <b>216</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Tile, Wall/Wall/Mixed</b>	
Type of Roof: <b>Torch-On</b>			

Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility**  
Legal: **STRATA LOT 153, PLAN BCS2972, 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**  
Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Tennis Court(s)**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'4 x 6'5			x			x
Main	Kitchen	8'1 x 8'9			x			x
Main	Dining Room	6' x 11'2			x			x
Main	Living Room	14'4 x 11'7			x			x
Main	Bedroom	12'7 x 10'			x			x
Main	Patio	8' x 9'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>675</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>675 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>675 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Top 5 Reasons why this condo will move quick. 1. LOCATION - The Amazingly convenient Suter Brook Village. Steps from shops, good eats, gyms, saloons, pretty much everything you need in life. 2. BUILDING - Aria 1 is built by Onni & solid concrete. Super well cared for and organized. Access to the the Aria amenities complex (pool, gym, squash court, movie & party rooms. 3. LAY-OUT - This well appointed 1 bed has great flow with open kitchen which flows into living & dining and right out to the balcony with North East views. Good sized bedroom. 4. INVESTMENT - Great opportunity to own and live or hold and rent. Lots of upgrades and mint condition. 5. PRICE - Priced sharp close to assessed and under \$1000 per sq/ft. Comes with parking and locker. Open Houses May 10 + 11th. Be there !!**