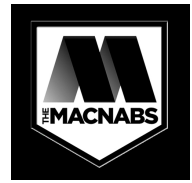




Presented by:  
**Jordan Macnab PREC\***

Royal LePage Elite West  
Phone: 604-551-5695  
<http://www.themacnabs.com>  
[jordan@theMACNABs.com](mailto:jordan@theMACNABs.com)



**Active**  
**R3007877**  
Board: V  
House/Single Family

**9 TUXEDO PLACE**

Port Moody  
College Park PM  
V3H 3W5

Residential Detached

**\$1,499,000** (LP)   
(SP)



Sold Date: Frontage (feet): **43.00** Original Price: **\$1,499,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1978**  
Depth / Size: **124 (irrg)** Bathrooms: **3** Age: **47**  
Lot Area (sq.ft.): **8,095.00** Full Baths: **3** Zoning: **RS1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,306.44**  
Rear Yard Exp: **West** For Tax Year: **2024**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-959-728**  
Tour: **Virtual Tour URL**

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas, Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2020**  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open, RV Parking Avail.**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT 742, PLAN NWP51515, DISTRICT LOT 377, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'6 x 8'9	Above	Bedroom	10'7 x 9'3			x
Main	Family Room	12'4 x 16'9	Above	Bedroom	12'11 x 10'7			x
Main	Kitchen	12'8 x 10'10	Above	Primary	12'11 x 12'11			x
Main	Bedroom	12'4 x 11'	Above	Walk-In Closet	6'2 x 5'			x
Main	Bedroom	13' x 10'10	Above	Patio	11'8 x 24'6			x
Main	Bedroom	12'10 x 9'7			x			x
Above	Living Room	12'11 x 20'10			x			x
Above	Dining Room	12'11 x 10'10			x			x
Above	Eating Area	10'1 x 9'8			x			x
Above	Kitchen	10'1 x 9'1			x			x

Finished Floor (Main):	<b>1,170</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,436</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,606 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>6</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6				
Grand Total:	<b>2,606 sq. ft.</b>		7				
			8				

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

**College Park Cul De Sac. Amazing opportunity to become part of this family oriented subdivision at the end of Tuxedo Place. Sitting pretty on a 8095 sq/ft pie shaped lot, this 6 bedroom + 3 bathroom detached family home has 2 kitchens and suite potential. 2 car garage with large wrap around patio above. Sweet views from the North East facing covered deck. The yard is fully fenced with mature trees and tons of privacy. The main kitchen and all the bathrooms have been upgraded. Lots of room to improve, grow and upgrade. Close to schools, parks, trails and quick drive to Port Moody centre, Rocky Point and Barnet Hwy. See Teaser Video Link. Easy to show anytime. Open House Saturday May 31st 1:00-3:00. Be There !!**