

Active
R3058480
Board: V, Detached
House/Single Family

536 APRIL ROAD

Port Moody
Heritage Mountain
V3H 5E8

\$1,950,000 (LP)

(SP)



Days on Market: 0	List Date: 10/14/2025	Expiry Date: 1/14/2026
Previous Price: \$0	Original Price: \$1,950,000	Sold Date:
Meas. Type: Feet	Frontage (feet): 55.62	Approx. Year Built: 1998
Depth / Size: 93.88	Frontage (metres): 16.95	Age: 27
Lot Area (sq.ft.): 5,091.00	Bedrooms: 3	Zoning: CD24
Flood Plain:	Bathrooms: 3	Gross Taxes: \$7,874.07
Council Apprv?:	Full Baths: 3	For Tax Year: 2025
Rear Yard Exp: South	Half Baths: 0	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-991-241
View: Yes: Trees		Tour:
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Corner Unit, Reverse 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, Visitor Parking		
Exterior: Brick, Wood			
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations: Partly	Seller's Interest: Power of Attorney, Registered Owner		
# of Fireplaces: 4	Property Disc.: Yes: Crossed off		
Fireplace Fuel: Natural Gas	PAD Rental:		
Water Supply: City/Municipal	Fixtures Leased: No		
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Registered:		
Type of Roof: Asphalt	Floor Finish: Mixed		

Legal: LOT 53, PLAN LMP36170, DISTRICT LOT 227, GROUP 1, NEW WESTMINSTER LAND DISTRICT	Municipal Charges
Amenities: In Suite Laundry	Garbage:
Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby	Water:
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW	Dyking:
	Sewer:
	Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'2 x 6'8	Below	Office	12'9 x 18'7			x
Main	Dining Room	14'9 x 13'1	Below	Flex Room	12'1 x 16'9			x
Main	Living Room	11'4 x 11'4	Below	Bar Room	12'1 x 12'9			x
Main	Bedroom	12'9 x 11'4	Below	Patio	24'7 x 17'7			x
Main	Bedroom	13'10 x 10'11						x
Main	Kitchen	19'9 x 10'0						x
Main	Family Room	22'9 x 13'0						x
Main	Primary	19'9 x 13'8						x
Main	Patio	21'8 x 5'6						x
Below	Recreation	19'7 x 22'1						x

Finished Floor (Main): 1,969	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 1,451	# of Levels: 1	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Below	4	Yes	Pool:
Finished Floor (Total): 3,420 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total: 3,420 sq. ft.	Beds not in Basement: 3	6				
	Basement: Fully Finished, Separate Entry	7				
		8				

List Broker 1: Royal LePage Elite West - Office: 604-468-0010	List Broker 2:
List Broker 3:	
List Desig Agt 1: Jordan Macnab PREC* - Phone: 604-551-5695	jordan@theMACNABs.com
List Desig Agt 2:	3:
Sell Broker 1:	
Sell Sales Rep 1:	2:
Owner: John Shaw + Maureen Shaw (POA Jay Shaw)	3:
Commission: 3.22% ON THE 1ST \$100K/1.15% ON THE BALANCE.	
	Occupancy: Owner

Realtor **Measurements approx by ALP studios. Easy to show. On Lockbox and vacant. Full cooperation. Sellers are elderly and moved to home. Son**
Remarks: **has POA for both.**

Rare rancher style home with walk out basement. Amazing suite potential already roughed in and ready to go. Perfectly situated on a sunny corner lot across from the beautiful trails of Bert Flinn Park. Upstairs, is home to a renovated kitchen, living, dining and family rooms + 3 spacious bedrooms and 2 full bathrooms. Downstairs, the ground-level features its own private patio/outdoor living, 1 bedroom, 1 bathroom and lots of flex space. See Floor Plan. The 2 car garage opens from the back lane. Large driveway with ample parking. Built in 1998, this home has been meticulously taken care of. Extras include, Air Conditioning, 4 gas fireplaces, Granite countertops, large primary, venetian blinds & crown moulding throughout. Open House Sat & Sun Oct 18+19th 2:00-4:00. See you there ;)