

743 Appleyard Ct, Port Moody - Property Info for New Owners

- In the summer it's nice & breezy with the skylight open, ceiling fans on. Shade from the trees nearby helps too, and the basement stays cool
- Extra wide front door & french doors in the basement make it easy to move stuff in & out
- Cozy fireplace in the winter -and can close the door to keep the warmth in the one room
- Close the family room door in the evenings when company is over or watching TV after the kids are asleep to keep it quieter for the kids
- Garden has lots of great fruit that grows every year:
 - Two apple trees
 - The little one in front bears green apples (best for baking or cooking)
 - The taller one by the bus stop bears russets (good for eating or baking) - Can buy an apple picker from Lee Valley to reach them
 - Rhubarb grows in the corner of the veggie patch
 - Raspberries & blackberries grow over from the neighbours (keep these trimmed)
- Garden flowers that come back every year:
 - Crocus
 - Daffodils
 - 3 Roses (light pink, bright pink, orange/coral)
 - Pink peony, white peony
 - White daisies
 - Lilies
 - Poppies
 - Fuchsias
 - Iris
- Other veggies grow great (potatoes, peas, cucumber, carrots, lettuce, kale, tomatoes, soy beans all grown successfully)
- Wildlife comes to visit
 - Hummingbirds (love the fuchsias)
 - Stellar Jays
 - Robins
 - Finches
 - Squirrels

What I love about the neighbourhood:

- Great neighbours - people in the neighbourhood are friendly & helpful & there is a real community
- Friends with neighbours on the low side, never had any problems with the neighbours up.
- Toddler lot/park is just across the street for a quick trip (or longer)

- We have a facebook page where we plan block parties - had a pig roast a couple years, other BBQs, annual ugly Christmas sweater party, evening campfires around a propane fire-pit
- Lots of young families
- Great schools - good ratings on Fraser Institute and daycares close by
- Quick walk to Newport, Suter Brook, Library, Arena, Rocky Point, Old Orchard

Age of appliances:

- Stove, dishwasher, fridge - unknown as they came with the house but are all stainless steel & in working order
- Washer, dryer & hot water tank all replaced in 2014

Renovations in 2014:

- Stripped basement to studs & changed configuration to put in a proper third bedroom where the window is.
- Load bearing wall replaced with beam (no permit, but this was done by a professional carpenter & they had an engineer review for safety)
- New floors in basement
- New carpet on stairs & in master bedroom
- Old drywall in basement removed & inspected for asbestos (none), I have the receipt
- Plumbing & electrical updated
- New roof
- New gutters (just cleaned)
- New downspouts (with openings for easy cleaning)
- New skylight (open with crank)
- New ceiling fans in bedroom & top of stairs
- Bathroom in basement renovated (new everything)
- Laundry room renovated
- New light fixture in 2nd bedroom upstairs & kitchen above sink (all installed by an electrician)
- New deck (to replace where there should have been a deck but was a drop to the ground, no permit but was obviously replacing a previously existing deck)
- Popcorn ceilings scraped & painted
- Entire house (up & down) painted
- New Hardy board siding (& cedar shakes), tar paper was replaced
- All new curtain rods & curtains (can stay or go)
- Cedar tree that was not healthy was cut down (& then we had all the windstorms so I was very glad I had it taken down) - has been dried & using as firewood for the fireplace (can stay or go). Note, neighbours have had their trees looked at as well & removed a tree that was possibly a problem - very proactive neighbours who care about their home (lower side)

Other

- Lower retaining wall by apple tree was replaced in 2015 summer
- Newer windows (2007?)