



Presented by:
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Port Moody, Port Moody Centre

MLS# V888718

Residential Attached

328 3122 ST JOHNS ST, V3H 5C8

Active



List Price:	\$209,900	Previous Price:	\$219,900
		Original Price:	\$219,900
Subdiv/Complex: SONRISA			
Frontage:		Approx Yr Bld:	1999
Depth/Size:		PID:	024-126-144
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:	4	Taxes:	\$1,207 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	117
Flooring:	Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)	Property Disclosure:	Y		
Mngmt Co:	AWM ALLIANCE	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-685-3227	Maint Fee:	\$220.00		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Legal: **PL LMS3199 LT 69 DL 190 LD 36**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'						
Main F.	Kitchen	8' X 8'						
Main F.	Dining	6' X 10'						
Main F.	Master Bedroom	10'3 X 10'5						
Main F.	Den	8' X 6'						
Main F.	Storage	3' X 6'8						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms:
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:	S	7
Grand Total Floor Area:			8

Listing Broker(s): **(1) One Percent Realty Ltd.**

"SONRISA" - One Bedroom and Den (currently used as small 2nd bedroom) on the 3 floor with large South facing patio. Tons of cupboards in the kitchen that is open to the dining and living room. Insuite laundry has bonus extra storage. One secure underground parking stall and full size storage locker for Christmas stuff, Luggage and Hockey Gear. Swim year round in the heated indoor pool and workout in the gym right beside it. There's a large kid's playroom too - something you don't see too often. Bike storage underground. Front balconies fixed and paid for. *Open House*** Sunday, June 5th 12-1:30pm.**