



Presented by:
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Active
R2293737
 Board: V
 Manufactured with Land

81 3295 SUNNYSIDE ROAD

Port Moody
 Anmore
 V3H 4Z4

Residential Detached
\$449,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$449,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1991**
 Depth / Size: Bathrooms: **2** Age: **27**
 Lot Area (sq.ft.): **3,718.00** Full Baths: **2** Zoning: **RCH-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$1,970.69**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-077-300**
 Tour:

View: **Yes: GREEN BELT**
 Complex / Subdiv: **COUNTRY SIDE VILLAGE**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Manufactured/Mobile**
 Construction: **Manufactured/Mobile**
 Exterior: **Other, Vinyl**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **3** Covered Parking: Parking Access: **Front**
 Parking: **Visitor Parking**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental: **\$0.00**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Other, Vinyl/Linoleum**

Legal: **PL BCS3635 LT 81 LD 36 SEC 20 TWP 39. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF 64251 THE STRATA LOT AS SHOWN ON FORM V, MANUFACTURED HOME REG. # 64251.**

Amenities: **Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Cul-de-Sac, Greenbelt, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'4 x 11'9			x			x
Main	Laundry	8'0 x 7'9			x			x
Main	Dining Room	11'4 x 12'0			x			x
Main	Family Room	23'1 x 11'6			x			x
Main	Master Bedroom	11'6 x 14'7			x			x
Main	Bedroom	10'8 x 11'4			x			x
Main	Laundry	8'0 x 7'0			x			x
Main	Living Room	15'0 x 14'0			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,356	# of Rooms:	8	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	1	2	Main	4	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3						Pool:
Finished Floor (Total):	1,356 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	1,356 sq. ft.	Basement:	None	6						
				7						
				8						

Listing Broker(s): **RE/MAX Sabre Realty Group** **RE/MAX Sabre Realty Group**

Welcome to your little piece of heaven. Hold now and build later. Building lot (3718 Square feet) located on a rarely offered prime location in the charming countryside Village. Take in the wonderful fresh air and sweep mountain views. Enjoy the convenience of being steps away from the stunning Buntzen Lake, bring your kayak, canoe and biking gear! You're also 10 minutes from Port Moody city center, 40 minutes to downtown Vancouver. You really can have it all with this property! The property does have a double wide mobile situated on it that is currently being lived in by the owner and is being sold " as is ". Call now to book a private tour.