



Presented by:  
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Port Moody, Heritage Woods PM Residential Attached  
**# 60 50 PANORAMA PL, V3H 5H5** MLS# V780377 Active

No Photo Available

List Price:	\$ 424,900	Previous Price:	
		Original Price:	\$ 424,900
Subdiv/Complex: ADVENTURE RIDGE			
Frontage:		Approx Yr Blt:	2003
Depth/Size:		Age at List Date:	6
Lot SqFt:	0	Bedrooms:	4
Exposure:	S	Bathrooms:	3
Stories in Bldg:	3	Full Baths:	2
Flood Plain:		Half Baths:	1
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:			
Fixt Removed:			
View:	Y - SOUTH		

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	Yes
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Mixed, Vinyl, Wood	Parking Facilities:	Add. Parking Avail., Garage; Single, Open		
Rain Screen:	Yes	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	1/2 BLK
Renovations:		Units in Development:		Total Units in Strata:	67
Flooring:	Hardwood, Mixed, Tile	Locker:		Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Fenced Yard, Patio(s)	Property Disclosure:	Y		
Mngmt Co:	PROFILE PROPERTIES	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-464-7548	Maint Fee:	\$139.59		

Maint Charge Incl: Management

Legal: PL LMS4669 LT SL 60 DL 228 LD 37

Amenities: In Suite Laundry, Playground

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Pantry, Security System, Smoke Alarm, Sprinkler - Fire

Site Influences: Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2 X 14'						
Main F.	Kitchen	15'8 X 14'4						
Main F.	Dining	11' X 10'						
Above	Master Bedroom	12'7 X 12'						
Above	Bedroom	10'8 X 8'11						
Above	Bedroom	10' X 7'5						
Below	Bedroom	13' X 10'						
Below	Storage	5'5 X 3'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	8	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	Basement Area:	Partly Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3 2 Piece; Ensuite: Y; Level: Below
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) Sutton Centre Realty

Whistler inspired Gold Georgie award winner for Best Townhouse Development in Canada "Adventure Ridge" located in popular Heritage Woods on high side of complex with southern views from living & master bedroom. Entertainer's dream features 9ft ceilings with large, bright open main level floor plan from front balcony (11x7'6) to rear fenced yard (20x15). Stranded bamboo hardwood floors on main, designer paint & new carpet upstairs. Large kitchen with centre island, bar-top, black appliances & pantry. Next door to greenbelt & walking trails, transit, elementary school & community centre plus high school, dog park, golf course, lakes and Rocky Point ocean park close by. Open house Sat & Sun Aug 8 & 9, 2-4 pm.