



Presented by:
Brian Vidas
 sutton-centre realty
 Phone: 604.671.5259
 Email: Brian@BrianVidas.com
 Website: www.BrianVidas.com



Port Moody, College Park PM Residential Detached
921 WESTMOUNT DR, V3H 1K8 MLS# V782862 **Sold**



List Price:	\$799,900	Previous Price:		Sold Price:	\$798,000
Days on Market:	18	Original Price:	\$799,900	Sold Date:	01-Sep-09
Complex/Subdiv:					
Frontage:	19.78 ft	Bedrooms:	6	PID:	027-558-754
Depth/Size:	25	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	6,348	Full Baths:	4	Approx Yr Blt:	2009
Rear Yard Exp:	W	Half Baths:	1	Age at List Date:	0
Meas Type:	Metres	If New GST Incl:	Yes	Taxes:	\$600 (2008)
Flood Plain:	No	Zoning:	RES		
View: Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water					

Style of Home:	Basement Entry	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl, Other				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	1
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Forced Air				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: 21 X 20
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL BCP36599 LT B DL 377 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 15'	Bsmt	Kitchen	13' X 8'			X
Main F.	Kitchen	14' X 10'	Bsmt	Bedroom	13'8 X 9'			X
Main F.	Family Room	14' X 14'	Bsmt	Recreation Room	21'6 X 12'			X
Main F.	Dining	10' X 10'	Bsmt	Bedroom	12' X 10'			X
Main F.	Master Bedroom	15' X 15'	Bsmt	Entrance Hall	10' X 10'			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Eating Area	10' X 9'			X			
Bsmt	Living Room	14' X 13'			X			

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,818	Total # Rooms:	15	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	2	2	5 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	1,434	Crawl/Bsmt Height:		4	4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,252	Basement Area:	Crawl, Fully Finished	5	4 Piece; Ensuite: N; Level: Bsmt
				6	
Unfinished Floor:	0	Suite:	Legal Suite	7	
Grand Total Floor Area:	3,252			8	

Listing Broker(s): Sutton-Premier Realty, Sutton-Premier Realty

Everything you would need in a prime location. This New Home has a legal suite & room for a nanny or in-laws. Attractive open plan w/vaulted ceilings, hardwood flooring, granite countertops, floor to ceiling feature stone fireplaces, double vanity, wired for fibre optics & optional spice kitchen. High efficiency furnace w/roughed-in heat pump. Easy maintenance vinyl sliding w/hardi-plank & stone for street appeal. Enjoy the covered sundeck & fully landscaped & fenced yard. Easy access to Downtown local shopping & recreation & future Greenline for commuters. Open House Sat. and Sun 2-4pm