



Presented by:
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Active **1056 RAVENSWOOD DRIVE** Residential Detached
R3109574 Port Moody **\$3,149,000** (LP)
 Board: V Anmore (SP) **M**
 House/Single Family V3H 5M6



Sold Date: If new, GST/HST inc?: Original Price: **\$3,149,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**
 Frontage(feet): **0.00** Bathrooms: **5** Age: **20**
 Frontage(metres): **0.00** Full Baths: **4** Zoning: **CD-4**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$9,816.99**
 Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.47** P.I.D.: **026-029-588** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **No**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **7** Covered Parking: **3** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Triple**
 Exterior: **Fibre Cement Board, Stone** Driveway Finish: **Aggregate, Concrete**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: Reno. Year: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **3** R.I. Fireplaces: Rain Screen: Property Disc.: **Yes**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Lease... **No**
 Fuel/Heating: **Forced Air** R.I. Plumbing: Fixtures Rmvd: **Yes : A few marked plants/shrubs/trees in the backyard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Hardwood, Tile, Carpet**
 Type of Roof: **Asphalt**

Legal: **LOT 29 SECTION 20 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP12754**

Days On Market
 Amenities: **None**

Site Influences: **Paved Road, Private Setting, Private Yard, Recreation Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Storage Shed**

Finished Floor (Main):	1,669	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,421	Main	Foyer	9'3 x 12'0	Bsmt	Bedroom	14'8 x 13'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'3 x 14'0	Bsmt	Storage	14'9 x 11'6	Main 2
Finished Floor (Below):	0	Main	Dining Room	14'6 x 11'6			x	Above 5
Finished Floor (Basement):	1,596	Main	Kitchen	18'10 x 18'11			x	Above 4
Finished Floor (Total):	4,686 sq. ft.	Main	Great Room	19'2 x 14'7			x	Above 5
Unfinished Floor:	0	Main	Laundry	8'0 x 8'11			x	Bsmt 3
Grand Total:	4,686 sq. ft.	Above	Primary Bedroom	16'1 x 14'9			x	
		Above	Bedroom	12'9 x 13'3			x	
		Above	Bedroom	13'6 x 11'10			x	
		Above	Bedroom	14'0 x 11'6			x	
		Bsmt	Recreation Room	26'0 x 18'7			x	
		Bsmt	Family Room	11'4 x 15'7			x	
		Bsmt	Bar Room	8'6 x 7'10			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MH... PAD Rental:
 # of Kitchens: **1** # of Rooms: **15** MHR... CSA/BCE: Maint. Fee:

Commission: **3.2% ON THE 1ST \$100,000 AND THEN 1.15% ON THE BALANCE**

Listing Broker(s): **Stonehaus Realty Corp.** Buyer Initials: Date:
 List Broker 2: 3:

Prestigious Ravenswood Drive in Anmore, these custom homes are rarely available -especially with a coveted south-facing private backyard. The expansive main floor is suited for function and entertaining, has a butlers pantry and generously sized living areas. A large back patio overlooks the irrigated fenced yard and surrounding trees. The triple-car garage includes an extra-deep bay, ideal for a workshop. Upstairs offers 4 beds / 3 baths, highlighted by a luxurious primary retreat with its own private deck. The fully finished lower level is designed for leisure, complete with a games area, built-in bar, stone fireplace, a bedroom & bath, huge storage room & access to a serene patio with a hot tub. A refined impeccably maintained home in an exceptional setting—Anmore living at its finest!