



Presented by:  
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**Active**  
**V1140285**

Board: V  
 House/Single Family

**2026 COLUMBIA STREET**

Port Moody  
 Port Moody Centre  
 V3H 1W7

Residential Detached

**\$840,000** (LP)



Sold Date:	Frontage (feet):	<b>66.00</b>	Approx. Year Built:	<b>9999</b>
Depth / Size (ft.):	Bedrooms:	<b>2</b>	Age:	<b>999</b>
Lot Area (sq.ft.):	Bathrooms:	<b>2</b>	Zoning:	<b>RT-1</b>
Flood Plain:	Full Baths:	<b>2</b>	Gross Taxes:	<b>\$3,906.00</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	For Tax Year:	<b>2014</b>
Approval Req?:			Tax Inc. Utilities?:	<b>No</b>
If new, GST/HST inc?:			P.I.D.:	<b>011-459-620</b>

View: :  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal, Community**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: Parking Access: **Front**  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed**

Legal: **PL NWP55 LT 44 BLK 4 DL 202 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 11'11			x			x
Main	Kitchen	16'1 x 11'10			x			x
Main	Bedroom	12' x 10'10			x			x
Main	Den	12' x 7'			x			x
Main	Bedroom	12' x 10'10			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>1,488</b>	# of Rooms:	<b>5</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1								Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3								Pool:
Finished Floor (Total):	<b>1,488 sq. ft.</b>	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5								Door Height:
Grand Total:	<b>1,488 sq. ft.</b>	Basement: <b>None</b>		6								
				7								
				8								

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

**Investors Alert! Large duplex zone (RT-1) corner lot located in the Westport neighbourhood of Port Moody. Currently, there is a side by side legal duplex on the 8,712 sq ft lot. Value is mostly in the land. Current zoning allows a 2 storey side by side duplex to be built, with each side approximately 2,200 sq ft (50% FAR). The neighbourhood is now designated low rise multi-family (max 3 storey) in the OCP. Possibility of Rezoning to RM-4 and building 4 townhouses. With land assembly of adjoining lots, a large scale multi-family development is possible. This corner lot is crucial to all developers. Buyers to verify all information for this property with City.**