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Port Moody home will benefit from nearby Evergreen Line

Residence also enjoys city views, lots of sunshine and plenty of in-house amenities

VANCOUVER SUN APRIL 8, 2013

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STORY PHOTOS (3)



The bright southeasterly exposure was a selling feature for 1202 — 400 Capilano Rd., in Port Moody

1202 — 400 Capilano Rd., Port Moody

Type: 2-bedroom, 2-bathroom apartment

Size: 1,060 sq. ft.

B.C. Assessment, 2013: \$419,000

Listed for: \$408,800

Sold for: \$402,500

Sold on: Feb. 12

Days on market: 33

Listing agent: Darlene Lenfesty at RE/MAX All Points Realty

Buyers agent: Fred Zhang at Royal Pacific Realty

The big sell: As with many coastal communities in the Lower Mainland, Port Moody saw its beginnings centre on transportation. As the western terminus for the Canadian Pacific Railway in 1879, it welcomed the arrival of the first transcontinental train — from Montreal — in 1886. History has a habit of repeating itself, and many new developments in Port Moody will soon take advantage of its convenient access to the Evergreen rapid transit line, which will connect it to the Millennium Line and downtown Vancouver. This home in the Aria 2 tower in Suterbrook Village has a bright interior with a southeasterly exposure. There are engineered hardwood floors, stainless steel appliances, including a gas cooktop, and granite counters. The unit has also been freshly painted in a designer colour scheme. Bonus features include a Samsung Platinum washer/dryer combo, a storage locker, one parking stall and access to the building's amenities, which include an indoor pool, exercise centre, sauna/steam room and hot tub.

West Vancouver view home receives multiple offers

937 Anderson Cres., West Vancouver

Type: 3-bedroom, 3-bathroom detached

Size: 2,794 sq. ft.

B.C. Assessment 2013: \$1,678,000

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Listed for: \$1,659,000

Sold for: \$1,628,000

Sold on: Feb. 19

Days on market: 18

Listing agent: Suzanne Wheeler and Annette Denk at Team 3000 Realty

Buyer's agent: Yan Qing (Amy) Sun at RE/MAX Real Estate Services

The big sell: According to listing agent Suzanne Wheeler, multiple offers were received for this sun-drenched south-facing property on West Vancouver's Sentinel Hill. Providing a "wow factor" to prospective buyers was the vantage point, which provides far-reaching panoramic views that stretch across Lions Gate Bridge towards Mount Baker and around to Stanley Park and downtown Vancouver's city skyline. The well-maintained home was built in 1939 with three bedrooms, an option to convert another room into a fourth bedroom, two full bathrooms, plus an ensuite off the master bedroom, spacious living and dining areas, a separate family room, a signature stone-surround gas fireplace, and picture windows to frame the impressive vistas. Other highlights include a full walkout lower level, large balcony, double carport, ample storage and meticulously landscaped gardens that fill the 70-by-105-foot lot, ensuring privacy and shade.

Kitsilano townhouse finds a buyer in just one day

3452 West 3rd Ave., Vancouver

Type: 2-bedroom, 2-bathroom townhouse

Size: 1,106 sq. ft.

B.C. Assessment, 2013: \$612,000

Listed for: \$649,500

Sold for: \$680,000

Sold on: Feb. 19

Days on market: 1


Listing agent: Rob Zwick and Ben Chimes at RE/MAX Crest Realty Westside

Buyers agent: Marty Pospischil at Dexter Associates Realty

The big sell: One day was all it took to sell this two-bedroom townhome, which takes up the main floor of this heritage-style house. A spacious front porch leads to an open-plan interior with hardwood floors and a high ceiling. The bright kitchen features abundant cabinet space, a useful built-in corner desk to accommodate a computer, and rear-door access to the backyard. The living and dining area is cleverly separated by a double-sided wood-burning fireplace, and there is recessed and pendant lighting. French doors open to the master bedroom, which has a fireplace, two closets and an en suite bathroom. Other noteworthy items include in-suite laundry, storage locker and private enclosed garage. The townhouse enjoys full use of the front yard, front patio and back deck. Its location in Kitsilano's sought-after "north of 4th" neighbourhood ensures that the beach, the Royal Vancouver Yacht Club, Jericho Tennis Club and shops and restaurants are all within walking distance.

These transactions were compiled by Nicola Way of BestHomesBC.com and AssignmentsCanada.ca. Realtors — send your recent sales to nicola@besthomesbc.com.

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1 HOUR AGO
[COMMENTS \(1\)](#)



Someone's keeping Adrian Dix squeaky clean on Wikipedia

If you go to B.C. New Democratic Party leader Adrian Dix's biography online at Wikipedia, you will find that he is married to a poet, has Type 1 diabetes, is fluently bilingual and

served as Glen Clark's chief of staff when Clark was the NDP premier. What you won't find on the ubiquitous user-edited digital encyclopedia is any reference to Dix's darkest days or his biggest admitted mistake, when he falsified a memo in an effort to protect Clark from allegations of conflict of interest. Or that he was fired for it, or that the memo-writing affair was part of the casino scandal that led to Clark's resignation and paved the way for the Liberal election sweep of 2001.

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New Canuck Derek Roy embracing his whirlwind adventure

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Death of Nova Scotia teen Rehtaeh Parsons draws comparisons to Amanda Todd case


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