

Active
R3176576
Board: V, Detached
House/Single Family

109 GREENLEAF COURT

Port Moody
Heritage Woods PM
V3H 5J7

\$2,189,000 (LP)

(SP)



Days on Market: **1** List Date: **10/19/2026** Expiry Date: **3/31/2027**
Previous Price: **\$0** Original Price: **\$2,189,000** Sold Date:
Meas. Type: **Feet** Frontage (feet): **39.00** Approx. Year Built: **2003**
Depth / Size: **109.20** Frontage (metres): **11.89** Age: **23**
Lot Area (sq.ft.): **5,102.00** Bedrooms: **4** Zoning: **RS5**
Flood Plain: Bathrooms: **4** Gross Taxes: **\$8,488.08**
Council Apprv?: Full Baths: **3** For Tax Year: **2026**
Rear Yard Exp: **Northwest** Half Baths: **1** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **025-449-931**
View: **Yes: HORIZON & CITY** Tour: **Virtual Tour URL**
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **6** Covered Parking: **2** Parking Access:
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage; Double**
Exterior: **Stone, Vinyl, Wood** Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **3 BLOCKS**
Foundation: **Concrete Perimeter** CSA/BCE: Title to Land: **Freehold NonStrata**
Rain Screen: Reno. Year: **2024** Seller's Interest: **Registered Owner**
Renovations: **Completely** R.I. Plumbing: Property Disc.: **No : UPON PRESENTATION OF OFFER**
of Fireplaces: **1** R.I. Fireplaces: **0** PAD Rental:
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No :**
Water Supply: **City/Municipal** Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Natural Gas** Registered:
Outdoor Area: **Patio(s) & Deck(s)** Floor Finish: **Laminate, Tile**
Type of Roof: **Asphalt**

Legal: **LOT 7, PLAN BCP237, DISTRICT LOT 228, SECTION 16, TOWNSHIP 39, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: Garbage:
Water:
Dyking:
Sewer:
Other: **\$1,892.00**
Site Influences: **Central Location, Private Yard, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Freezer, Microwave, Pantry, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 12'8	Above	Bedroom	11'11 x 9'11			x
Main	Dining Room	10'0 x 9'4	Above	Nook	7'10 x 7'6			x
Main	Kitchen	19'5 x 14'0	Below	Recreation Room	18'8 x 13'4			x
Main	Office	15'6 x 11'11	Below	Bedroom	13'0 x 11'2			x
Main	Other	15'6 x 12'11	Below	Flex Room	15'7 x 9'4			x
Main	Foyer	7'3 x 6'3	Below	Storage	9'8 x 8'7			x
Main	Porch (enclosed)	14'9 x 9'1	Below	Mud Room	9'8 x 7'3			x
Above	Primary	15'5 x 14'2	Below	Workshop	10'0 x 5'7			x
Above	Walk-In Closet	9'5 x 4'8			x			x
Above	Bedroom	14'7 x 10'0			x			x

Finished Floor (Main):	1,165	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	960	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,073	# of Levels: 3	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Main	5	Yes	Pool:
Finished Floor (Total):	3,198 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz: 19'7 x 18'10
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total:	3,198 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	7				
			8				

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-714-1700** List Broker 2:
List Broker 3:
List Desig Agt 1: **Ann Lok - Phone: 604-767-0959** **annlokvancover@gmail.com** Appointments: **Touchbase**
List Desig Agt 2: **3:** Call: **TOUCHBASE OR TEXT**
Sell Broker 1: Phone: **604-767-0959**
Sell Sales Rep 1: **2:** **3:**
Owner: **RYAN ALEXANDER HOAG & WIYANI PRAYETNO**
Commission: **3.255% ON THE FIRST \$100,000.00 PLUS 1.1625% ON THE BALANCE** Occupancy: **Owner**

Realtor Remarks: **Home has been nearly ALL RE-SET to Zero - Extensive Renos 2020 to 2026. Bring your most discerning Move-In ready Buyers. Quick Possession available. 1st Showings: OPEN HOUSE October 24 & 25th Sat. & Sun. 2-4PM. Measured by Ishot.ca 'Other' on Main is Deck. Flex in BSMT great for GYM. Office can be Bedroom.**

Extensively Renovated & RE-SET stunning Executive Family Home w/ vistas & 900 SF of seamless O/D entertaining in coveted MID-Level Heritage Woods. Luxury quality craftsmanship & designer renos 2020 to 2026. Get the keys & start LIVING. 4 BED+Office+Flex+3.5 BTHRMS features a DREAMY designer kitchen(2023) standalone Fridge/Freezer, Induction cooktop, wine fridge, oversized isl. w/ dining bar, bakers sink, pantry wall. Wide-plank Euro Laminate flrs, French Doors to manicured 2-tiered patio/backyard oasis, courtyard deck for play & relaxation, gas f/p, Office w/ French doors. UPPER: Primary retreat w/ vistas,WIC, new 5pc ensuite; 2 BDRMS w/ new 5pc. Jack&Jill w/ dual sinks. LOWER Rec Rm, BDRM, Gym. Windows/Doors(2020), Roof(2024), A/C(2021), HW/Furnace(2016/21), Fence/Gates(2021), 200 amp