

Active

R3158291

Board: V , Detached

House/Single Family

214 ASPENWOOD DRIVE

Port Moody

Heritage Woods PM

V3H 5A7

\$1,899,000 (LP)

(SP)

Days on

5

List

8/24/2026

Expiry Date:

12/31/2026

Previous Price:

\$0

Original Price:

\$1,899,000

Sold Date:

Meas. Type:

Feet

Frontage (feet):

66.00

Approx. Year Built:

1996

Depth / Size:

103

Frontage (metres):

20.12

Age:

30

Lot Area (sq.ft.):

6,857.00

Bedrooms:

7

Zoning:

RS1

Flood Plain:

Bathrooms:

4

Gross Taxes:

\$8,965.17

Council Apprv?:

Full Baths:

3

For Tax Year:

2025

Rear Yard Exp:

South

Half Baths:

1

Tax Inc. Utilities?:

No

If new, GST/HST inc?:

P.I.D.:

019-027-290

View:

Yes : PANORAMIC CITY, MTNS,

Tour:

Virtual Tour URL

Complex / Subdiv:

Services Connected:

Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type:

City/Municipal

Style of Home:

2 Storey w/Bsmt.

Construction:

Frame - Wood

Exterior:

Stucco

Foundation:

Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces:

1

Fireplace Fuel:

Natural Gas

Water Supply:

City/Municipal

Fuel/Heating:

Forced Air, Natural Gas

Outdoor Area:

Patio(s) & Deck(s)

Type of Roof:

Tile - Concrete

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

0

Metered Water:

Total Parking:

9

Covered Parking:

3

Parking Access:

Front

Parking:

Garage; Triple

Dist. to Public Transit:

ACROSS STREET

Dist. to School Bus:

3 BLOCKS

Title to Land:

Freehold NonStrata

Seller's

Registered Owner

Property Disc.:

No : UPON OFFER

PAD Rental:

Fixtures

No :

Fixtures Rmvd:

No :

Registered:

Floor Finish:

Mixed, Tile, Carpet

Legal:

LOT 39, PLAN LMP19528, DISTRICT LOT 348, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

\$1,892.0

Amenities:

In Suite Laundry

Site Influences:

Central Location, Recreation Nearby, Shopping Nearby

Features:

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 13'9	Above	Bedroom	10' x 10'			x
Bsmt	Dining Room	13'1 x 12'1	Above	Bedroom	13'5 x 10'10			x
Main	Family Room	23'7 x 17'10	Below	Recreation	26' x 12'			x
Main	Kitchen	13' x 13'	Below	Bar Room	7'2 x 4'5			x
Main	Eating Area	9'5 x 9'	Below	Bedroom	22' x 8'6			x
Main	Foyer	7'8 x 4'5	Below	Bedroom	13' x 11'4			x
Above	Primary	18'6 x 15'5	Below	Storage	6'9 x 6'7			x
Above	Walk-In Closet	9'6 x 6'1	Below	Storage	10'5 x 5'2			x
Above	Bedroom	13'6 x 10'11	Below	Patio	9'10 x 9'			x
Above	Bedroom	10'10 x 10'						x

Finished Floor (Main):	1,399	# of Rooms:	19	Bath	1	Floor	Above	# of Pieces	5	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	1,505	# of Kitchens:	1		2		Above		5		No	Barn:
Finished Floor (Below):	1,214	# of Levels:	3		3		Main		2		No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4		Below		5		No	Pool:
Finished Floor (Total):	4,118 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	160	Beds in Basement:	0	Beds not in Basement:	7							Grg Door Ht:
Grand Total:	4,278 sq. ft.	Basement:	Fully Finished		6							
					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 ANN

Sell Broker 1:

2:

3:

Phone:

604-767-0959

Sell Sales Rep 1:

Owner:

NOBUYUKI OGASAWARA

Commission:

3.2% ON THE FIRST \$100K PLUS 1.16% ON THE BALANCE

Occupancy:

Owner

Realtor

Perfect ultra spacious floorplan for a large family or versatile multi-gen living with very generous sized rooms and walk-out suite potential.

Remarks:

Original - needs some work with minimal efforts to get it to a comfortable living OR customize. Measured by Ishot.ca Showings and offers at any time. OH Sat/Sun August 29th & 30th. Some rooms are reimaged with Ai or virtually staged.

PRIME location sitting center stage in Port Moody's coveted Heritage Woods just an easy 3 minute walk to Aspenwood Wood ELEM, Eagle Mountain Middle & Heritage Woods Sec. Ultra grand executive home with panoramic views, SOUTH-FACING LEVEL fully fenced backyard on a rarely available level lot, 3-CAR GARAGE+6 additional parking on driveway. Main offers bright 18' ceilings, open dreamy versatile spacious living & entertaining with formal living & dining, massive family room, Kitchen & eating area w/ views, mud/laundry rm, garage at main for effortless In/out. Upper: 4 HUGE BDRMS with 5pc BTHRM, Primary retreat w/ views, 5pc ens.,WIC. Lower:TWO Large BDRMS, unfinished 5pc bath/sauna, rec room, bar, 2 storage rooms, walk-out suite potential. Need minimal upgrading to FULL CUSTOM RENOS welcomed.

RED Full Realtor

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