

Active

R3045113

Board: V , Detached

House/Single Family

6 ELSDON BAY

Port Moody

Barber Street

V3H 3Z2

\$1,838,000 (LP)

(SP)

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Days on Market: 1

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 121

Lot Area (sq.ft.): 7,618.00

Flood Plain:

Council Apprv?:

Rear Yard Exp: East

If new, GST/HST inc?:

View: Yes : Ocean & Mountain

Complex / Subdiv:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,

Sewer Type: City/Municipal

List Date: 9/8/2025

Original Price: \$1,838,000

Frontage (feet): 105.48

Frontage (metres): 32.15

Bedrooms: 6

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Approx. Year Built: 1980

Age: 45

Zoning: RS1

Gross Taxes: \$6,842.05

For Tax Year: 2025

Tax Inc. Utilities?: No

P.I.D.: 002-523-957

Tour:

Expiry Date: 3/31/2026

Sold Date:

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 2

Fireplace Fuel: Electric, Wood

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Other

CSA/BCE:

Reno. Year: 2025

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 8

Covered Parking: 2

Parking Access:

Parking: Add. Parking Avail., Garage; Double, RV Parking Avail.

Dist. to Public Transit: 10 MINS.WALK

Dist. to School Bus: 4 MINS.DRIVE

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: No : upon offer

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish: Hardwood, Tile

Legal: LOT 339, PLAN NWP52647, DISTRICT LOT 226, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage: \$503.00

Water: \$643.00

Dyking:

Sewer: \$637.00

Other:

Amenities:

Site Influences: Central Location, Cul-de-Sac, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Smoke Alarm, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 17'6	Below	Laundry	5'0 x 8'5			x
Main	Dining Room	11'10 x 10'8	Below	Mud Room	8'6 x 8'5			x
Main	Kitchen	19'8 x 13'4	Below	Living Room	11'8 x 10'11			x
Main	Primary	13'10 x 12'1	Below	Dining Room	12'4 x 7'2			x
Main	Walk-In Closet	5'7 x 5'3	Below	Kitchen	11'9 x 10'5			x
Main	Bedroom	9'11 x 9'11	Below	Bedroom	14'2 x 13'2			x
Main	Bedroom	9'11 x 9'11	Below	Bedroom	13'6 x 13'4			x
Main	Other	22' x 10'8			x			x
Main	Eating Area	12'4 x 5'0			x			x
Below	Bedroom	19'2 x 9'6			x			x

Finished Floor (Main): 1,494	# of Rooms: 17	Bath 1	Floor Main	# of Pieces 5	Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 24'3 x 21'6 Grg Door Ht:
Finished Floor (Above): 0	# of Kitchens: 2	2	Main	3	Yes	
Finished Floor (Below): 1,440	# of Levels: 2	3	Below	4	No	
Finished Floor (Basement): 0	Suite: Unauthorized Suite	4				
Finished Floor (Total): 2,934 sq. ft.	Crawl/Bsmt. Height:	5				
Unfinished Floor: 0	Beds in Basement: 0	6				
Grand Total: 2,934 sq. ft.	Beds not in Basement: 6	7				
	Basement: None	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

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: GERALD PHILLIP PATTINSON & CATHERINA AU

Commission: 3.2% ON THE FIRST \$100,000.00 PLUS 1.16% ON THE BALANCE

ann@annlok.com

Appointments: Touchbase

Call: Touchbase or Text

Phone: 604-767-0959

3:

2:

3:

Occupancy: Owner

Realtor

Remarks:

Offers at any time. No Opens. Showing Times Preferred: Weekdays are best btwn 11am - 3pm. Weekends 1pm-3pm. Seperate Lock-off Two

Bed/1Bath unauthorized accommodations - own laundry & seperate entrance- great for in-law, nanny or tenants. Below Bdrm,

Laundry/MudRoom, Foyer is part of Main House. Measured by Ishot.ca

The most versatile Family home with the pride of West Coast Style architecture perched on top of a cul-de-sac w/ panoramic Inlet & Mountain views. This 3000 SQFT home boasts versatility, picturesque views & optimal function for modern day families. Many beautiful updates over the span of the past 5 years. The Main Level has 3 Bedrooms + large bedroom below (home office), Primary ensuite & WI closet, soaring ceilings & cathedral windows soaking in light & vistas, gourmet Chef's kitchen w/ island, eating nook w/ walk-out balcony. Complete with a dreamy Mudroom & Laundry Room right off the over-sized 2 car garage. New separate Lock-off 2 Bedroom/1 bath (Inlaw/nanny) suite w/ own laundry – versatile for all stages of a family's needs. Manicured roomy fully fenced & level S&W facing yard.

RED Full Realtor

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