

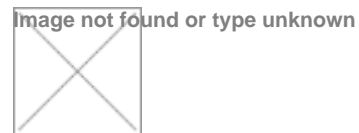
**Behroyan & Associates Real Estate  
Services Ltd.**

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1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9

**40 3295 SUNNYSIDE ROAD, Port Moody, BC, V3H 4Z4, Ca**

**MLS®# R2580557**



|                       |                                  |
|-----------------------|----------------------------------|
| <b>Property Value</b> | \$605,000                        |
| <b>Type</b>           | Manufactured                     |
| <b>Style</b>          | 1 Storey,<br>Manufactured/Mobile |
| <b>Basement</b>       | Crawl                            |
| <b>Year Built</b>     | 1973                             |
| <b>Taxes</b>          | 1685.53                          |
| <b>Living Area</b>    | 840 sq.ft.                       |
| <b>Lot Size Area</b>  | 4,217 sq.ft.                     |
| <b>Bedrooms</b>       | 2                                |
| <b>Bathrooms</b>      | 1 full & 1 half                  |

### Description

For less than the price many 2 bedroom condos in the area, you can own this well-maintained 840 sqft, 2 bedroom mobile home, on your own 4,200 sqft bare-land-strata lot, within Countryside Village, right at the entrance to Buntzen Lake. Enjoy the peace and tranquility of country living and Mother Nature. Take leisurely walks within the subdivision. Enjoy morning and afternoon tea on the private deck. Play with your kids on your own yard. On a whim, drop everything and walk with the kids to beautiful Buntzen Lake, anytime. No more traffic and parking line ups to the lake. Build your dream house later. Close to shopping, recreation, elementary and middle schools, Coquitlam Center Mall (12 min) and Newport Village(10 min). Downtown is a 35 minute drive before morning rush hour.