

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

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1495 Clyde Avenue  
West Vancouver, BC  
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**42 Spruce Court, Port Moody, BC, V3H 0A5, Canada**

**MLS®# R2399829**



|                        |                  |
|------------------------|------------------|
| <b>Property Value</b>  | \$1,489,900      |
| <b>Type</b>            | House            |
| <b>Basement</b>        | Fully Finished   |
| <b>Parking</b>         | 4 cars           |
| <b>Year Built</b>      | 2006             |
| <b>Taxes</b>           | \$6332.05 (2019) |
| <b>Living Area</b>     | 3,764 sq.ft.     |
| <b>Lot Size Area</b>   | 7,384 sq.ft.     |
| <b>Bedrooms</b>        | 6                |
| <b>Bathrooms</b>       | 3 full & 1 half  |
| <b>School District</b> | Port Moody       |

**Description**

4 bathroom family home on a quiet kid friendly cut-de-sac. Large open concept space, deck and backyard making it a great space for families and entertaining.