



Presented by:  
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OAKWYNREALTY

**Active**  
**R2782820**  
Board: V  
House/Single Family

**34 DARNEY BAY**

Port Moody  
Barber Street  
V3H 3T9

Residential Detached

**\$2,750,000** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,750,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1978**  
Frontage(feet): **50.65** Bathrooms: **3** Age: **45**  
Frontage(metres): **15.44** Full Baths: **3** Zoning: **RS1**  
Depth / Size: **119.19 IRR** Half Baths: **0** Gross Taxes: **\$7,077.04**  
Lot Area (sq.ft.): **7,632.00** Rear Yard Exp: **East** For Tax Year: **2022**  
Lot Area (acres): **0.18** P.I.D.: **000-566-586** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **Yes: Uninterrupted Burrard Inlet**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2009**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **900m** Dist. to School Bus: **close**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 317 DISTRICT LOT 226 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 52647**

Amenities: **Air Cond./Central, Garden**

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Vaulted Ceiling**

Finished Floor (Main):	1,965	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	935	Main	Living Room	20' x 15'1	Above	Patio	18'9 x 4'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	20' x 17'6	Below	Bedroom	20'11 x 11'8	Above 3
Finished Floor (Below):	0	Main	Family Room	21'1 x 13'2	Below	Office	10'3 x 9'10	Above 3
Finished Floor (Basement):	780	Main	Laundry	12'10 x 6'1	Below	Mud Room	12'1 x 11'3	Main 3
Finished Floor (Total):	3,680sq. ft.	Main	Kitchen	23'6 x 19'2	Below	Storage	10'6 x 4'4	
Unfinished Floor:	846	Main	Patio	18'10 x 9'			x	
Grand Total:	4,526sq. ft.	Main	Patio	16'4 x 4'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	9'7 x 9'6			x	
Suite: <b>None</b>		Above	Primary Bedroom	17'8 x 11'3			x	
Basement: <b>Crawl, Fully Finished, Partly Finished</b>		Above	Walk-In Closet	9'4 x 6'8			x	
Crawl/Bsmt. Height: <b>7'1</b> # of Levels: <b>3</b>		Above	Nook	9'3 x 6'8			x	
# of Kitchens: <b>1</b> # of Rooms: <b>18</b>		Above	Bedroom	13'2 x 11'8			x	
		Above	Bedroom	12'3 x 11'7			x	

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

**Nestled on a cul-de-sac, there's a serenity in 34 Darney Bay's blend of modernist lines, full 2009 update to building code and unrivalled water views. A perfect 3680sf with vaulted ceilings and 846sf suite-able crawl space, with 4 beds + office and 3 full baths. Unforgettable gatherings in a flat yard with trex decking and hot tub bordering Ron Little Park. Every detail oozes escape: open kitchen with shaker cabinetry & enormous island; stone hearth fireplace; bamboo flooring and forever views from king-sized primary bed. 2-car garage, A/C, and motorized rollers. Walk to school - Pleasantside elem, Eagle Mountain mid and Heritage Woods Sec. Nearby Belcarra Park, Shoreline trails, Newport/Klahanie Villages. One family's home for 36 years, this can be your family and entertainment oasis.**