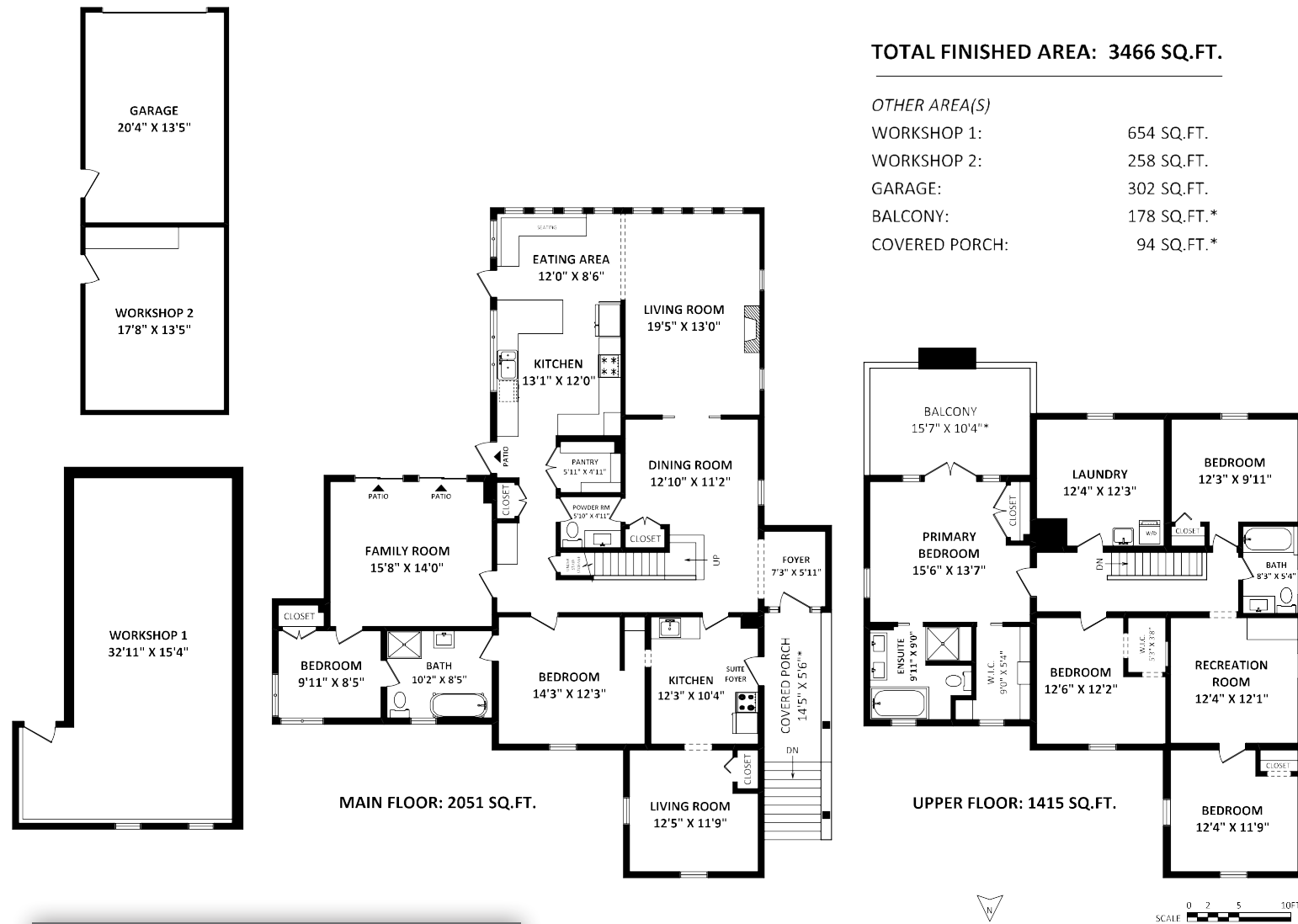


# 2209 St. George Street – Port Moody



2209 St. George Street – Port Moody

\$3,488,000



## Features

Bedrooms:	6
Bathrooms:	4
Size:	3,466 ft. <sup>2</sup>
Type:	2 Storey
Lot Size:	17,436 ft. <sup>2</sup>
Year Built:	1900
Taxes:	\$10,778.83



Trusted Strategies for Today's Market

*Bob*

**CHARBONNEAU**  
Personal Real Estate Corporation

604.340.1747

Questions?  
AskBob.ca



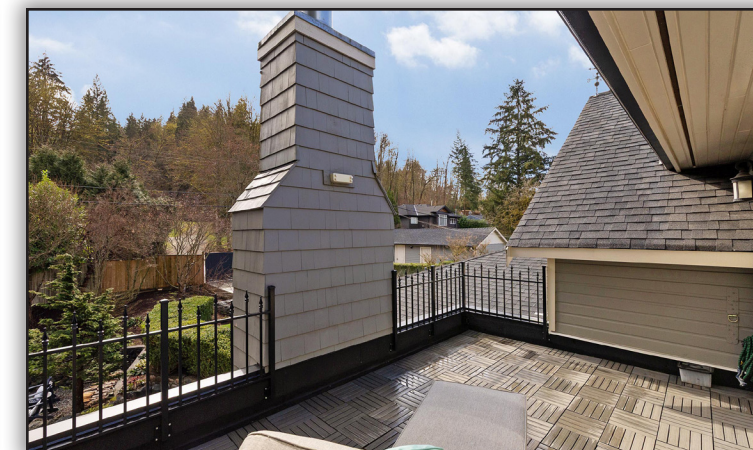
Please contact Bob Charbonneau, 604-340-1747, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.





SCAN HERE TO VIEW THE FULL TOUR!



Nestled on two legal lots totaling 17,424 sq ft in Port Moody Centre, this stunning historic home blends heritage charm & modern luxury. Built in 1900, the 6-bed (could be 8) 4-bath residence has been meticulously renovated, incorporating thoughtful restorations & upgrades. Custom millwork, efficient HVAC system, EV charger, updated electrical & plumbing, suite w/separate entry are some of the many features. Grounds have sprinklers and lighting for beauty/ease of maintenance. Large patio, complete with sunken hot tub and outdoor gas/wood fireplace. The yard provides unparalleled privacy. This property presents a rare opportunity to enjoy a unique home in a prime location or capitalize on SSMUH zoning, which permits redevelopment of up to 12 units. Whether you develop now or hold for future.