

For Sale

Boathouse Located in Port Moody

Features

- **Built 2004**
- **2"x4" construction with metal clad siding and metal roof.**
- **Painted marine plywood decking.**
- **Foam flotation.**
- **Interior painted white.**
- **Mezzanine finished 2016 finished with Royal Blue carpet and Mahogany paneling, stained deck rails, counters and furniture.**
- **Large picture windows at mezzanine level and deck level.**
- **Lower forward bulkhead painted light blue with white trim**
- **Large house type entrance door with windows on either side.**
- **Six large lockers forward on main deck.**
- **Carpeted main deck on both sides with raised deck on portside for easy access.**
- **Fluorescent lighting.**
- **Current fire extinguishers in appropriate locations.**
- **New boat entry curtain with remotes for opening.**
- **Several 110 outlets and 50 amp shore power hookups.**
- **Fresh water in boathouse.**
- **Work benches on Starboard side.**

Boathouse dimensions

- **54' long by 24' wide (outside)**
- **Berth in the water approximately 50' x 15'6" from entrance curtain to forward deck with 4' to bulkhead on deck for bowsprit overhang.**
- **Approximately 25'4" clearance from water to rafters.**
- **Mezzanine 12' x 24'**

Current Moorage Cost

- **Annual moorage with electoral and taxes is \$ 11,946.35**
- **Comes with two parking tickets / spaces.**

Asking Price: \$ 125,000.00