

<b>Depth/Size (ft):</b>	113.1	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1981
<b>Frontage (ft):</b>	40.00	<b>Bathrooms:</b>	3	<b>Age:</b>	43
<b>Lot Area: (sq.ft.)</b>	4,524.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS1
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,570.69
<b>Rear Yard Exp:</b>	Southwest			<b>For Tax Year:</b>	2021
<b>View:</b>				<b>P.I.D.:</b>	001-104-063

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Hot Water, Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard, Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Carpet	<b>Fixtures Rmvd:</b>	Yes

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** CENTRAL MEADOWS

**Services Connected:** Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

**Legal:** LOT 307, BLOCK 5N, PLAN NWP56445, SECTION 1, RANGE 1E, NEW WESTMINSTER LAND DISTRICT

**Amenities:** Garden, In Suite Laundry, Storage, Workshop Detached

**Site Influences:** Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Pantry, Storage Shed, Windows - Thermo

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 5'3	Above	Primary Bedroom	11'9 x 13'1
Main	Living Room	15'3 x 17'0	Above	Walk-In Closet	11'1 x 4'4
Main	Dining Room	9'11 x 8'0	Above	Bedroom	12'0 x 9'10
Main	Kitchen	11'11 x 9'9	Above	Bedroom	13'8 x 12'5
Main	Laundry	8'5 x 8'6			
Main	Family Room	9'1 x 10'2			
Main	Storage	11'55 x 5'7			

<b>Finished Floor (Main):</b>	881 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	851 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,732 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,732 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>				

The Pitt Meadows home you've been waiting for on a welcoming & neighborly street. Updated inside & out. 3 generously spacious bdrms, 2.5 baths. Every room in the quaint home has been tastefully & professionally modernized w/ a cozy Westcoast feel. Entertain your guests at the expansive kitchen island surrounded by an inviting mix of warm neutral shades, bold charcoal appliances & shimmering white cabinetry + countertops. The primary bdrm offers a grand WI closet & luxurious ensuite. Fenced, private yard & 13X9 workshop/garden shed. Hot water/natural gas heating, vinyl windows, newer roof (2019). Once you're home forget the car! Walk to parks, shopping, WC Express & bus, schools. O/H SUN JUNE 30 (2-4 pm)