

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	6,201.00	Full Baths:	3	Zoning:	SFAM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,222.89
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	010-106-774

Style of Home:	Basement Entry	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	

View:	
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	LOT 4, BLOCK 6N, PLAN NWP77127, SECTION 36, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 17'0	Main	Patio	24'10 x 12'9	Bsmt	Laundry	10'8 x 12'6
Main	Dining Room	10'1 x 13'4	Main	Patio	6'10 x 28'9	Bsmt	Foyer	6'3 x 12'1
Main	Eating Area	10'8 x 8'3	Bsmt	Living Room	11'11 x 17'2			
Main	Kitchen	10'8 x 9'0	Bsmt	Dining Room	11'11 x 8'0			
Main	Bedroom	9'6 x 9'10	Bsmt	Kitchen	14'0 x 11'8			
Main	Bedroom	11'11 x 9'9	Bsmt	Patio	11'2 x 7'11			
Main	Primary Bedroom	13'3 x 12'0	Bsmt	Bedroom	10'7 x 11'8			

Finished Floor (Main):	1,250 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	934 sqft	Suite:	Unauthorized Suite	Bsmt	3	No
Finished Floor (Total):	2,184 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,184 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Discover the warmth and potential of this charming 4-bedroom, 3-bathroom home nestled in the vibrant community of Pitt Meadows. Situated at 18861 121b Ave, this property offers a comfortable living space with a fully equipped BASEMENT SUITE, perfect for rental income, hosting guests, or extra family members! Enjoy a private backyard escape along with a lovely front covered patio that provides a serene spot for relaxation or entertainment. New vinyl flooring upstairs, fresh paint throughout and two gas fireplaces! Whether looking to invest or find your family's new haven, call us today! *All POLY B has been replaced, NEW STOVE, NEW FRIDGE!