R2922504 Townhouse

5 19451 SUTTON AVENUE PITT MEADOWS

South Meadows, V3Y 0G6

Residential Attached \$1,149,900 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 2021	
Frontage (ft):		Bathrooms:	4	Age:	3	
Lot Area:		Full Baths:	3	Zoning:	CD-L	-
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,85	58.96
Rear Yard Exp:		Maint. Fee:	497.46	For Tax Year:	2024	
View:				P.I.D.:	031-0	013-651
Style of Home:	3 Storey, End Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board,Wo	ood	Parking Access:			
Foundation:			Parking:	Garage; Double,O	pen, Visitor Parkir	ng
Rain Screen:			Locker:	No		
Renovations:			Units in Dev:	200 - Total Units ir	n Strata: 200	
# of Fireplaces:			Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air,Natural Gas		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck(s		PAD Rental:			
Type of Roof:	Asphalt	-,	Fixtures Leased:	No		
Floor Finish:	Laminate, Tile		Fixtures Rmvd:	No		
Mgmt. Company:	ASCENT REAL ESTAT	E MANAGEMENT - 604-431-18	300			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254, ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby 'sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed	300 , GROUP 1, NEW WESTMINSTEF IE UNIT ENTITLEMENT OF THE S a Laundry,Playground,Pool; Outdoo Window Coverings,Garage Door Op	STRATA LOT AS SHOV	VN ON FORM V wirlpool/Hot Tub	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254. ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby 'sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1	, GROUP 1, NEW WESTMINSTEF IE UNIT ENTITLEMENT OF THE S a Laundry,Playground,Pool; Outdoo Window Coverings,Garage Door Op Floor Above	STRATA LOT AS SHOV or,Recreation Center,Sv pener,Microwave,Smok Type Bedroom	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows Dimens 9'6 x 9'	s - Thermo sions 9
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room Kitchen	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254. ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1 14'9 x 8'10	, GROUP 1, NEW WESTMINSTEF IE UNIT ENTITLEMENT OF THE S a Laundry,Playground,Pool; Outdoo Window Coverings,Garage Door Op Floor Above Above	STRATA LOT AS SHOV or,Recreation Center,Sv peener,Microwave,Smok Type Bedroom Walk-In Closet	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows Dimen s 9'6 x 9' 5'6 x 8'	s - Thermo sions 9 5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room Kitchen Living Room	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254, ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1 14'9 x 8'10 18'10 x 10'4	, GROUP 1, NEW WESTMINSTEF IE UNIT ENTITLEMENT OF THE S Laundry,Playground,Pool; Outdoo Window Coverings,Garage Door Op Floor Above Above Below	STRATA LOT AS SHOV r,Recreation Center,Sv pener,Microwave,Smok Type Bedroom Walk-In Closet Bedroom	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows Dimen 9'6 x 9' 5'6 x 8' 13'1 x 9	s - Thermo sions 9 5 977
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View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room Kitchen Living Room Eating Area Foyer	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254, ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby 'sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1 14'9 x 8'10 18'10 x 10'4 9'11 x 9'11 4'5 x 6'6	, GROUP 1, NEW WESTMINSTEF IE UNIT ENTITLEMENT OF THE S Laundry,Playground,Pool; Outdoo Window Coverings,Garage Door Op Floor Above Above Below	STRATA LOT AS SHOV r,Recreation Center,Sv pener,Microwave,Smok Type Bedroom Walk-In Closet Bedroom	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows Dimen 9'6 x 9' 5'6 x 8' 13'1 x 9	s - Thermo sions 9 5 9'7 5'6
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room Kitchen Living Room Eating Area Foyer Primary Bedroom Bedroom	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254. ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1 14'9 x 8'10 18'10 x 10'4 9'11 x 9'11 4'5 x 6'6 12'11 x 11'2 9'0 x 11'9 # Of Rooms:	, GROUP 1, NEW WESTMINSTEP IE UNIT ENTITLEMENT OF THE S a Laundry, Playground, Pool; Outdoo Window Coverings, Garage Door Op Floor Above Below Below Below Below Below	STRATA LOT AS SHOV or,Recreation Center,Sv pener,Microwave,Smok Type Bedroom Walk-In Closet Bedroom Storage Utility Bathroom Floor	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows 9'6 x 9'' 5'6 x 8' 13'1 x 9 11'7 x 6 7'4 x 5' # of Pieces	s - Thermo sions 9 5 9 7 5 6 4 4 Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Above):	NATURE'S WALK Electricity,Natural Gas,3 STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room Kitchen Living Room Eating Area Foyer Primary Bedroom Bedroom 783 sqft 771 sqft	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254, ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby 'sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1 14'9 x 8'10 18'10 x 10'4 9'11 x 9'11 4'5 x 6'6 12'11 x 11'2 9'0 x 11'9 # Of Rooms: # Of Kitchens:	, GROUP 1, NEW WESTMINSTEF IE UNIT ENTITLEMENT OF THE S a Laundry,Playground,Pool; Outdoo Window Coverings,Garage Door Op Floor Above Above Below Below Below Below 12 1	STRATA LOT AS SHOV r,Recreation Center,Sv bener,Microwave,Smok Type Bedroom Walk-In Closet Bedroom Storage Utility Bathroom Floor Main	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows 9'6 x 9' 5'6 x 8' 13'1 x 9 11'7 x 6 7'4 x 5' # of Pieces 2	s - Thermo sions 9 5 9'7 5'6 4 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Below):	NATURE'S WALK Electricity,Natural Gas, STRATA LOT 73, PLAN THE COMMON PROPE Air Cond./Central,Club Central Location,Recre Air Conditioning,ClthWs Pets Allowed w/Rest.,R Team 3000 Realty Ltd. Type Dining Room Kitchen Living Room Eating Area Foyer Primary Bedroom Bedroom 783 sqft 771 sqft 397 sqft	Sanitary Sewer, Water N EPS4187, DISTRICT LOT 254, ERTY IN PROPORTION TO TH House, Exercise Centre, In Suite eation Nearby, Shopping Nearby 'sh/Dryr/Frdg/Stve/DW, Drapes/V Rentals Allowed Dimensions 12'2 x 13'1 14'9 x 8'10 18'10 x 10'4 9'11 x 9'11 4'5 x 6'6 12'11 x 11'2 9'0 x 11'9 # Of Rooms: # Of Kitchens: # Of Levels:	, GROUP 1, NEW WESTMINSTEP IE UNIT ENTITLEMENT OF THE S a Laundry, Playground, Pool; Outdoo Window Coverings, Garage Door Op Floor Above Below Below Below Below Below	STRATA LOT AS SHOV or,Recreation Center,Sv pener,Microwave,Smok Type Bedroom Walk-In Closet Bedroom Storage Utility Bathroom Floor	VN ON FORM V wirlpool/Hot Tub ke Alarm,Windows 9'6 x 9'' 5'6 x 8' 13'1 x 9 11'7 x 6 7'4 x 5' # of Pieces	s - Thermo sions 9 5 9 7 5 6 4 4 Ensuite?
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4 bed / 4 bath, END unit, 1/2 Duplex , in desirable Nature's Walk complex built by ONNI Best spot in complex, not directly facing any units. Unit sits on quiet Sutton Ave and is located close to entrance, visitor parking, amenities & mailbox's. SOUTH facing yard and private walkout entrance. Features include A/C, Laminate flooring throughout, on-demand hot water system, 9ft ceilings with vaulted ceilings in the bedrooms. Chef inspired kitchen features premium appliance package with 36" Sub-Zero fridge, 6-burner Wolf stove integrated with natural stone counter tops and back splash. Amenities include an outdoor pool, hot tub, gym, Golf Simulator, lounge, games room, playground and sports court. Double SIDE by SIDE garage! Open House Sept 28 from 1-3pm!!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.