

**R2504695**  
Townhouse

**7 19490 FRASER WAY**  
Pitt Meadows  
South Meadows  
V3Y 0B6

Residential Attached  
**\$899,900 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2008**  
 Bedrooms: **3** Age: **12**  
 Lot Area: Bathrooms: **3** Zoning: **STRATA**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$4,793.96**  
 Rear Yard: **East** Half Baths: **1** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$323.00** P.I.D.: **027-434-630**  
 Mgmt. Co's Name: **ASSOCIA**  
 View:  
 Complex / Subdiv: **KINGFISHER**  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>
Exterior: <b>Mixed</b>	Locker: <b>No</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Transit: Dist to School Bus:
Rain Screen:	Units in Development: <b>32</b> Total Units in Strata: <b>32</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Gas - Natural</b>	PAD Rental:
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Electric,Natural Gas</b>	Fixtures Rmvd: <b>No</b>
Outdoor Area: <b>Fenced Yard,Patio(s)</b>	Floor Finish: <b>Laminate,Tile</b>
Type of Roof: <b>Asphalt</b>	

Maint Fee Inc: **Garbage Pickup,Gardening,Management,Snow removal**  
 Legal: **STRATA LOT 7, PLAN BCS2799, DISTRICT LOT 254, GROUP 1, NEW WESTMINSTER LAND DIST**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Central Location,Golf Course Nearby,Private Yard,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW,Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 12'10			x			x
Main	Dining Room	11' x 11'2			x			x
Main	Den	12'9 x 17'1			x			x
Main	Eating Area	10'11 x 4'4			x			x
Main	Kitchen	17'1 x 13'3			x			x
Main	Master Bedroom	14'1 x 14'1			x			x
Main	Bedroom	11' x 14'8			x			x
Main	Bedroom	12'7 x 10'5			x			x
		x			x			
		x			x			

Finished Floor (Main): <b>1,093</b>	# of Rooms: <b>8</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): <b>989</b>	Crawl/Bsmt. Height:	1	Main	2	No
Finished Floor (Below): <b>0</b>	Restricted Age:	2	Above	4	No
Finished Floor (Basement): <b>0</b>	# of Pets: Cats: Dogs:	3	Above	5	Yes
Finished Floor (Total): <b>2,082 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Rentals Allowed</b>	5			
Grand Total: <b>2,082 sq. ft.</b>	Basement: <b>None</b>	6			
		7			
		8			

Listing Broker(s): **Royal LePage - Brookside Realty**

Sought after KINGFISHER in OSPREY VILLAGE. Rarely available the best of both worlds fully detached home in a strata community. This 2 storey offers an incredible floor plan and top of the line finishing along with a location that is a few steps from the village and the waterfront. The main floor provides great room living and easy walkout access to the patio and yard. The main also provides a separate family and dining area. Up The master boasts a beautiful 5pce ensuite complete with soaker tub, separate shower, and dual vanity. The additional 2 large beds provide massive windows and views of fenced private yard. Double garage, Gas stove, gas fireplace a well run strata are just a few more reasons this Kingfisher home will check many boxes on your list. Book your private showing.