

R2509018
House/Single Family

19475 116B AVENUE
Pitt Meadows
Mid Meadows
V3Y 1G1

Residential Detached
\$938,800 (LP)



Depth/Size (ft.):
Lot Area (sq.ft.): **8,905.00**
Flood Plain: **No**
Rear Yard Exp: **North**

Frontage (ft.):
Bedrooms: **6**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**

Approx. Yr Built: **1982**
Age: **38**
Zoning: **RS 1**
Gross Taxes: **\$5,157.65**
For Tax Year: **2020**
P.I.D.: **002-672-669**

View:
Complex / Subdiv:
Services Connected: **Community,Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air,Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail.,Garage; Double,RV Parking Avail.**
Dist. to Transit: Dist to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd:
Floor Finish: **Mixed**

Legal: **LOT 324 DISTRICT LOT 282 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 60989**
Amenities:
Site Influences: **Central Location,Paved Road,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Storage Shed,Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 15'6	Below	Bedroom	11'2 x 12'7			x
Main	Dining Room	14'8 x 11'	Below	Walk-In Closet	8'10 x 4'7			x
Main	Kitchen	11'2 x 10'11	Below	Flex Room	11'9 x 6'			x
Main	Master Bedroom	13'11 x 12'5	Below	Games Room	17'6 x 11'5			x
Main	Bedroom	13'1 x 10'4	Below	Cold Room	11'2 x 7'4			x
Main	Bedroom	10'1 x 11'5	Below	Storage	24'7 x 5'9			x
Main	Laundry	9'7 x 7'10			x			x
Below	Recreation Room	20'9 x 18'6			x			x
Below	Bedroom	13'1 x 11'2			x			
Below	Bedroom	11'3 x 11'2			x			

Finished Floor (Main):	1,591	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No
Finished Floor (Below):	1,688	# of Levels:	2	2	Main	3	Yes
Finished Floor (Basement):	0	Suite:		3	Below	3	No
Finished Floor (Total):	3,279 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0	5			
Grand Total:	3,279 sq. ft.	Basement:	Full	6			
				7			
				8			

Listing Broker(s): **RE/MAX LifeStyles Realty**

"HOME IS WHERE THE HEART IS" in this lovingly cared for home. PRIME PITT MEADOWS AREA, close to schools, shopping and transportation. FIRST TIME ON THE MARKET, this property has, over the years, enjoyed many happy family memories & is now waiting for someone to make it theirs. FEATURES; hardwood flrs, 6 beds, 3 baths, entertain.size rec.& games rooms, cold room to store your winter veg. plus tons more storage. AND THATS NOT ALL; 8900+ sq.ft. private yard with enough room for all the kids, pets and outdoor toys, separate storage under the deck plus a detached 26'x19' DOUBLE GARAGE. Lots of parking for your boats & trailers plus your own beautiful orchard w/quince, pear, apple & cherry trees. This charming home is waiting for a new family! OPEN HOUSE Sat. Oct. 17 & Sun. Oct. 18 2-4pm