

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area: (sq.ft.)	6,189.00	Full Baths:	3	Zoning:	R-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,176.24
Rear Yard Exp:	East			For Tax Year:	2021
View:	Yes			P.I.D.:	011-404-167

Style of Home:	2 Storey,Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
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:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 72, BLOCK 6N, PLAN NWP78072, SECTION 36, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Security - Roughed In,Smoke Alarm,Vacuum - Built In,Windows - Thermo
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Elite West, Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 14'3	Below	Family Room	24'3 x 12'11
Main	Dining Room	11'8 x 13'6	Below	Den	11'7 x 9'4
Main	Kitchen	16'7 x 9'5	Below	Bedroom	9'2 x 9'7
Main	Primary Bedroom	14'5 x 12'	Below	Bedroom	7'9 x 11'1
Main	Walk-In Closet	6'8 x 5'4	Below	Laundry	7'4 x 4'11
Main	Bedroom	11'1 x 8'10	Below	Foyer	7'3 x 9'11
Main	Bedroom	9'5 x 11'9			

Finished Floor (Main):	1,278 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	968 sqft	# Of Levels:	2	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None	Below	3	No
Finished Floor (Total):	2,246 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,246 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	0 / 5			
		# Of Pets:				

Fall in love with this beautifully renovated home in a family-friendly neighbourhood of Pitt Meadows. Featuring 5 beds and 3 baths, an ideal layout for entertaining and ample natural light, this home is a must see. The kitchen has a great island, high-end appliances and opens onto a covered deck to the backyard. Primary bed w/ensuite and walk-in closet. Extras include newer high-efficiency furnace w/ A/C, vinyl windows, & all piping replaced with PEX piping. The basement is a versatile space with a media room and 4th bedroom, making it ideal for guests or the option to add a suite w/separate entrance. Imagine unwinding in the backyard oasis – a spacious patio leading to a fully fenced yard with hot tub, all set on a corner lot. Close to Westcoast Express, schools, shopping and more.