

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

<b>Style of Home:</b>	2 Storey,Basement Entry	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	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			

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

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.