19488 116B AVENUE PITT MEADOWS

South Meadows, V3Y 1G3

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Depth/Size (ft):	100.9	Bedrooms:	4	Approx. Year Bui	lt: 1987	7
Frontage (ft):	66.00	Bathrooms:	3	Age:	37	
_ot Area: (sq.ft.)	6,660.00	Full Baths:	2	Zoning:	RS-	1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,4	09.06
Rear Yard Exp:	South			For Tax Year:	2023	3
View:				P.I.D.:	003-	-963-195
Style of Home:	Basement Entry		Parking:	Total: 8 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Vinyl, Wood		Parking Access:	Front		
oundation:			Parking:	Add. Parking Avail	I.,Garage; Double	e,RV Parking Av
Rain Screen:			Locker:	0		, U
Renovations:			Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas,	Wood	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air,Natural Gas	s	Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s) &		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate, Vinyl/Linoleu	um Wall/Wall/Mixed	Fixtures Rmvd:	No		
View:						
Mgmt. Company:						
Mgmt. Company: Complex / Subdiv:						
Mgmt. Company: Complex / Subdiv: Services Connected:	•	s,Sanitary Sewer,Storm Sewer,Wat				
Mgmt. Company: Complex / Subdiv: Services Connected:	•	s,Sanitary Sewer,Storm Sewer,Wat 602, DISTRICT LOT 282, GROUP		ID DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	•	-		ID DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	LOT 1, PLAN NWP710 In Suite Laundry	-	1, NEW WESTMINSTER LAN			
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 1, PLAN NWP71 In Suite Laundry Central Location,Golf	602, DISTRICT LOT 282, GROUP	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho	opping Nearby	,Smoke Alarm,Va	acuum - Built
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW	602, DISTRICT LOT 282, GROUP Course Nearby, Paved Road, Private	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho	opping Nearby	,Smoke Alarm,Va	acuum - Built
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Privat Vsh/Dryr/Frdg/Stve/DW,Drapes/Win	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho	opping Nearby	,Smoke Alarm, Va	acuum - Built
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Privat Vsh/Dryr/Frdg/Stve/DW,Drapes/Win	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho	opping Nearby	,Smoke Alarm,Va Dimen	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door	opping Nearby Opener,Security System		sions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Wit g Realty Dimensions	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor	opping Nearby Opener,Security System Type	Dimen	isions 10'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main	opping Nearby Opener,Security System Type Bedroom	Dimen 10'6 x	isions 10' 10'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir g Realty Dimensions 18' x 14'6 11' x 9'6	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below	opping Nearby Opener,Security System Type Bedroom Bedroom	Dimen 10'6 x 12'9 x	isions 10' 10'7
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room Family Room	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12'	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below	opping Nearby Opener,Security System Type Bedroom Bedroom Laundry	Dimen 10'6 x 12'9 x 10' x 8	isions 10' 10'7 ' 5'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below	opping Nearby Opener,Security System Type Bedroom Bedroom Laundry Workshop	Dimen 10'6 x 12'9 x 10' x 8 30' x 1	isions 10' 10'7 ' 5'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen Primary Bedroom	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11'	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below	opping Nearby Opener,Security System Type Bedroom Bedroom Laundry Workshop	Dimen 10'6 x 12'9 x 10' x 8 30' x 1	isions 10' 10'7 ' 5'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Wit g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5'	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below	opping Nearby Opener,Security System Type Bedroom Bedroom Laundry Workshop	Dimen 10'6 x 12'9 x 10' x 8 30' x 1	isions 10' 10'7 ' 5'6
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet Bedroom	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5' 12' x 7'	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below Below	opping Nearby Opener,Security System Type Bedroom Bedroom Laundry Workshop Storage	Dimen 10'6 x 12'9 x 10' x 8 30' x 1 12'6 x	isions 10' 10'7 ' 5'6 15'
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet Bedroom 1,609 sqft	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5' 12' x 7' # Of Rooms:	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below Below Below Below	opping Nearby Opener,Security System Type Bedroom Laundry Workshop Storage Bathroom Floor	Dimen 10'6 x 12'9 x 10' x 8 30' x 1 12'6 x # of Pieces	nsions 10' 10'7 ' 5'6 15' Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet Bedroom 1,609 sqft 0 sqft	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Wir g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5' 12' x 7' # Of Rooms: # Of Kitchens:	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below Below Below Below 12	opping Nearby Opener,Security System Type Bedroom Laundry Workshop Storage Bathroom Floor Main	Dimen 10'6 x 12'9 x 10' x 8 30' x 1 12'6 x # of Pieces 4	Isions 10' 10'7 ' 5'6 15' Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet Bedroom 1,609 sqft 0 sqft 403 sqft	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5' 12' x 7' # Of Rooms: # Of Kitchens: # Of Levels:	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below Below Below 12 1 2	opping Nearby Opener,Security System Type Bedroom Laundry Workshop Storage Bathroom Floor Main Main	Dimen 10'6 x 12'9 x 10' x 8 30' x 1 12'6 x # of Pieces 4 4	Isions 10' 10'7 ' 5'6 15' Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Unfinished Floor:	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet Bedroom 1,609 sqft 0 sqft 403 sqft 0 sqft	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Wit g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5' 12' x 7' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below Below Below Below Below Below Below Below Below Below	opping Nearby Opener,Security System Type Bedroom Laundry Workshop Storage Bathroom Floor Main Main	Dimen 10'6 x 12'9 x 10' x 8 30' x 1 12'6 x # of Pieces 4 4	Isions 10' 10'7 ' 5'6 15' Ensuite? Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	LOT 1, PLAN NWP710 In Suite Laundry Central Location,Golf Air Conditioning,ClthW In,Windows - Thermo Royal LePage Sterling Type Living Room Dining Room Family Room Kitchen Primary Bedroom Walk-In Closet Bedroom 1,609 sqft 0 sqft 403 sqft 0 sqft 2,012 sqft 1,176 sqft	602, DISTRICT LOT 282, GROUP Course Nearby,Paved Road,Private Vsh/Dryr/Frdg/Stve/DW,Drapes/Win g Realty Dimensions 18' x 14'6 11' x 9'6 21' x 12' 13'9 x 10'3 15'6 x 11' 6' x 5' 12' x 7' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	1, NEW WESTMINSTER LAN e Yard,Recreation Nearby,Sho ndow Coverings,Garage Door Floor Main Below Below Below Below Below J 12 1 2 None Full,Partly	opping Nearby Opener,Security System Type Bedroom Laundry Workshop Storage Bathroom Floor Main Main	Dimen 10'6 x 12'9 x 10' x 8 30' x 1 12'6 x # of Pieces 4 4	Isions 10' 10'7 ' 5'6 15' Ensuite? Yes No

WELCOME TO SOUTH MEADOWS, a Premier location in the District of Pitt Meadows. This LARGE, OWNER BUILDER 2 storey, 4 BEDROOM, 3 BATHROOM basement entry home has loads of potential. Solid construction & built like a rock! The basement has fully finished walls and ceiling and can easily be suited for a MORTAGE HELPER. A flexible floor plan allows you to plan your finishing around 3 separate entrances. UPSTAIRS includes 3 large bedrooms, Primary with SPACIOUS WALK-IN-CLOSET, SOUTH facing kitchen and family room with access to large sundeck overlooking LARGE backyard, 2 FULL BATHS UP INCLUDING 4 PIECE IN PRIMARY BEDROOM. INGROUND SPRINKLER SYSTEM, 3 TON A/C, 4 YR OLD FURNACE, AIR TIGHT F/P BUILT TO CODE, CLOSE TO SCHOOLS, WESTCOAST EXPRESS, SHOPPING & STARBUCKS. Book your showing today!

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