

<b>Depth/Size (ft):</b>	100.9	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1987
<b>Frontage (ft):</b>	66.00	<b>Bathrooms:</b>	3	<b>Age:</b>	37
<b>Lot Area: (sq.ft.)</b>	6,660.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	RS-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,409.06
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	003-963-195

<b>Style of Home:</b>	Basement Entry	<b>Parking:</b>	Total: 8 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas,Wood	<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>	Fenced Yard,Patio(s) & Deck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 1, PLAN NWP71602, DISTRICT LOT 282, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:** In Suite Laundry

**Site Influences:** Central Location,Golf Course Nearby,Paved Road,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener.Security System,Smoke Alarm,Vacuum - Built In,Windows - Thermo,Wine Cooler

**Bylaw Restrict:**

**Listing Broker(s):** Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'6"	Main	Bedroom	10'6" x 10'
Main	Dining Room	11' x 9'6"	Below	Bedroom	12'9" x 10'7"
Main	Family Room	21' x 12'	Below	Laundry	10' x 8'
Main	Kitchen	13'9" x 10'3"	Below	Workshop	30' x 15'6"
Main	Primary Bedroom	15'6" x 11'	Below	Storage	12'6" x 15'
Main	Walk-In Closet	6' x 5'			
Main	Bedroom	12' x 7'			

<b>Finished Floor (Main):</b>	1,609 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	403 sqft	<b># Of Levels:</b>	2	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Below	2	No
<b>Finished Floor (Total):</b>	2,012 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	1,176 sqft	<b>Basement:</b>	Full,Partly Finished,Separate Entry			
<b>Grand Total:</b>	3,188 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

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 MORTGAGE 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!