

Depth/Size (ft):	100.9	Bedrooms:	4	Approx. Year Built:	1987
Frontage (ft):	66.00	Bathrooms:	3	Age:	37
Lot Area: (sq.ft.)	6,660.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,409.06
Rear Yard Exp:	South			For Tax Year:	2023
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
Foundation:		Parking:	Add. Parking Avail.,Garage; Double,RV Parking Avail.
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Natural Gas,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	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
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'			

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

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!