



Presented by:  
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**Active**  
**R2441522**  
Board: V  
House/Single Family

**18855 122B AVENUE**

Pitt Meadows  
Central Meadows  
V3Y 1S4

Residential Detached

**\$1,149,000** (LP)

(SP)



Sold Date: Frontage (feet): **39.70** Original Price: **\$1,149,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2006**  
 Depth / Size: **IRREGULAR** Bathrooms: **4** Age: **14**  
 Lot Area (sq.ft.): **7,248.00** Full Baths: **4** Zoning: **R-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,248.34**  
 Rear Yard Exp: **West** For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-624-401**  
 Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **Yes: SOLD "AS IS"**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 1 SECTION 36 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP22772**

Amenities: **None**

Site Influences:  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 15'8	Bsmt	Kitchen	12'4 x 12'			x
Main	Kitchen	12'4 x 12'	Bsmt	Bedroom	12'6 x 10'6			x
Main	Dining Room	21'6 x 15'8	Bsmt	Bedroom	14' x 15'10			x
Main	Family Room	16'10 x 15'8	Bsmt	Media Room	15'4 x 14'			x
Main	Nook	11' x 9'	Bsmt	Bedroom	14' x 10'4			x
Main	Master Bedroom	15' x 14'8	Bsmt	Bedroom	10'4 x 14'			x
Main	Bedroom	14'2 x 10'4						x
Main	Bedroom	14'2 x 10'4						x
Main	Study	11'8 x 8'						x
Bsmt	Living Room	15'8 x 12'6						x

Finished Floor (Main):	<b>2,341</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,962</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,303 sq. ft.</b>	Crawl/Bsmt. Height:	4	Bsmt	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>4</b> Beds not in Basement: <b>3</b>	5			<b>No</b>	Grg Dr Ht:
Grand Total:	<b>4,303 sq. ft.</b>	Basement: <b>Crawl, Full, Separate Entry</b>	6			<b>No</b>	
			7			<b>No</b>	
			8			<b>No</b>	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

**COURT ORDERED SALE. Ground level 4,273 sq. ft. basement entry home in Central Meadows on a fenced 7,248 sq. ft. CDS lot. Total 7 bedrooms, 4 full baths, double garage. Close to all amenities, schools, and transportation.**