


Presented by:  
**Bill Babcock**  
 Royal LePage Sterling Realty  
 Phone: (604) 461-9220 Cell: (604) 230-9392  
 Email: [bbabcock@telus.net](mailto:bbabcock@telus.net)

Pitt Meadows, South Meadows Residential Attached  
**# 19 19696 HAMMOND RD, V3Y 1Z7** MLS# V1112137 **Active**

	List Price: \$149,000	Previous Price: \$157,500	
	Subdiv/Complex: CEDAR HOLLOWES		
Frontage:	Approx Yr Blt: 1978	PID: 001-567-659	Type: Townhouse
Depth/Size:		Zoning: MF	
Lot SqFt: 0	Age at List Date: 37	Taxes: \$2,262 (2014)	
Exposure:	Bedrooms: 3	GST/HST Incl?: Yes	
Stories in Bldg:	Bathrooms: 2	Tax Incl Utilities: No	
Flood Plain:	Full Baths: 1	Apprvl Reqd:	
Meas. Type:	Half Baths: 1		
Fixtures Lsd:			
Fixt Removed:			
View: N			

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt		
Renovations:	Reno Year:	
Flooring: Laminate, Tile	Dist to Public Trans: 2 BL	Dist to School/Bus: 5 BL
Water Supply: City/Municipal	Units in Development:	Total Units in Strata:
Heat/Fuel: Electric	Locker:	
No. of Fireplaces: 0	Possession:	
Fireplace Fuel:	Title to Land: Freehold Strata	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Seller's Interest: Court Ordered Sale	
	Mortgage Info: \$0	
Mngmt Co:	Property Disclosure: N - FORECLOSURE	
Mngmt Ph:	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
	Maint Fee: \$256.05	

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL NWS927 LT 19 DL 280 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T  
 Amenities: None  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 8'						
Main F.	Living Room	16' X 12'						
Main F.	Dining	12' X 6'						
Above	Master Bedroom	14' X 11'						
Above	Bedroom	11' X 10'						
Above	Bedroom	10'6 X 10'						
Below	Storage	8' X 6'						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 7	<b>Bathrooms</b>
Finished Floor Area Main: 691	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 695	Basement Area: Part	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,386	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,386		8

Listing Broker(s): Royal LePage - Brookside RLty.

Great Opportunity to own. Tucked away is this centrally located complex in the heart of Pitt Meadows. Newer flooring, kitchen and paint. Shows well. As is where is. Quiet side of the complex. Child friendly. Newer roof and a private balcony off the master.

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Pitt Meadows, Mid Meadows Residential Attached  
**# 214 12464 191B ST, V3Y 2P6** **MLS# V1115554** **Active**



List Price: \$189,900 Previous Price: \$199,900

Subdiv/Complex: LASEUR MANOR

Frontage:	Approx Yr Blt:	1995	PID:	019-007-094
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	20	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$1,953 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N - SOLD AS IS WHERE IS			
Fixt Removed:	N - SOLD AS IS WHERE IS			
View:	Y - VACANT LOT/ MOUNTAINS			

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Other	Dist to Public Trans:	1BLK	Dist to School/Bus:	4BLKS
Renovations:		Units in Development:	53	Total Units in Strata:	53
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:	REMAX PROPERTY MGMT	Property Disclosure:	N - SOLD AS IS WHERE IS		
Mngmt Ph:	604-248-1012	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$1.00				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: STRATA LOT 22 SECTION 36 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT STRATA PLAN LMS 16-  
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Storage  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	11' X 11'						
Main F.	Dining	10' X 10'						
Main F.	Living Room	16' X 14'						
Main F.	Master Bedroom	13' X 12'						
Main F.	Bedroom	12' X 10'						
Main F.	Laundry	7' X 5'6"						


<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,080	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,080	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,080			8	

Listing Broker(s): Royal LePage West R.E.S.

WOW!!! Prime Pitt Meadows location. Located 1 block from all levels of shopping, close to West Coast Express Station and restaurants. Building has recently had the roof and gutters redone in 2014. Large corner suite with open layout, features 9' ceilings, huge livingroom and both bedrooms are large. The laundry also doubles as a storage room in the suite. Kitchen features oak cabinets, newer countertops and tile splash. Dining room has a slider to the deck. Unit does need cosmetic repairs and upgrades. Call now for your private tour.

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Pitt Meadows, Mid Meadows Residential Attached  
**# 20 19034 MCMYN RD, V3Y 2N8** MLS# V1117425 **Active**



List Price: \$229,900 Previous Price:

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Subdiv/Complex:

Frontage: Approx Yr Blt: 1994 PID: 018-582-206

Depth/Size: Type: Townhouse

Lot SqFt: 0 Age at List Date: 21 Zoning: MF

Exposure: Bedrooms: 2 Taxes: \$2,448 (2014)

Stories in Bldg: Bathrooms: 2 GST/HST Incl?:

Flood Plain: No Full Baths: 2 Tax Incl Utilities: Yes

Meas. Type: Half Baths: 0 Apprvl Reqd:

Fixtures Lsd:

Fixt Removed:

View: N

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Garage; Single	
Exterior: Stone, Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 56	Total Units in Strata: 56
Flooring: Laminate, Tile	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Patio(s)		
Mngmt Co: Profile Properties	Property Disclosure: N - Foreclosure - As is Where is	
Mngmt Ph: 604-464-7548	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$207.97		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: LMS 1200 SL 18 BL 6 LD 36 SEC 36 N1E  
 Amenities: In Suite Laundry  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 14'						
Main F.	Dining	9' X 9'						
Main F.	Kitchen	9' X 7'						
Main F.	Eating Area	7' X 6'						
Main F.	Master Bedroom	12' X 14'						
Main F.	Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,040	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,040	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,040			8	

Listing Broker(s): RE/MAX LifeStyles Rlty(PtMdwS)

MEADOWVALE - Opportunity knocks for a Savvy Buyer! Located on the right side of the tracks you'll find this Rancher Style 2 bed/2bath townhouse which features a fully fenced patio, large master bedroom w/ full ensuite bath & a walk in closet. Single car garage & 1 open parking, the Strata also has RV & trailer parking. Great location in Pitt Meadows walking distance to Maclean Park, IGA, Shoppers, Starbucks & Harris Road Cinemas. With a little vision, painting, TLC & cosmetic updates this townhouse will sparkle once more. Call to book your showing.

