



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**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
Metered Water:

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			x
Main	Bedroom	14'2 x 10'4			x			x
Main	Study	11'8 x 8'			x			x
Bsmt	Living Room	15'8 x 12'6			x			x

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

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.