


Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Pitt Meadows, South Meadows # 19 19696 HAMMOND RD, V3Y 1Z7		MLS# V1082738		Residential Attached Active																																																																									
		List Price: \$179,900 Previous Price: \$184,900																																																																											
		Subdiv/Complex: CEDAR HOLLOWS <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 1978</td> <td style="width: 33%;">PID: 001-567-659</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 36</td> <td>Zoning: MF</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 3</td> <td>Taxes: \$2,261 (2014)</td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 1</td> <td>Tax Incl Utilities: No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 1</td> <td>Apprvl Reqd:</td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> </tr> </table>				Frontage:	Approx Yr Blt: 1978	PID: 001-567-659	Depth/Size:		Type: Townhouse	Lot SqFt: 0	Age at List Date: 36	Zoning: MF	Exposure:	Bedrooms: 3	Taxes: \$2,261 (2014)	Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	Flood Plain:	Full Baths: 1	Tax Incl Utilities: No	Meas. Type:	Half Baths: 1	Apprvl Reqd:	Fixtures Lsd:			Fixt Removed:			View: N																																												
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Listing Broker(s): Royal LePage - Brookside Rlty.																																																																													
Great opportunity to own. This centrally located complex is tucked away in the heart of Pitt Meadows. Newer flooring, kitchen and paint. As is, where is. Quiet side of complex. Child friendly. Newer roof and a private balcony off the masterSale Collapsed. Great opportunity to own your own home.																																																																													

Tax Report - 19696 HAMMOND Road Unit# 19
Record Updated - 12/11/2014

Jurisdiction	319-PITT MEADOWS - DISTRICT	Roll Number	0132022	Property ID	001-567-659
Property Address	19696 HAMMOND RD Unit# 19				
Municipality	PI-DISTRICT OF PITT MEADOWS	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VPI-Pitt Meadows				
Sub Area	VPISM-South Meadows				
Gross Taxes	\$2261.79	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

19-19696 HAMMOND RD
PITT MEADOWS BC

V3Y 1Z6

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS927	19		280	36				
Legal Description	PL NWS927 LT 19 DL 280 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$179,000	Gross Land	\$179,000	Gross Land	\$179,000
Improvement	\$53,200	Gross Improve	\$53,200	Gross Improve	\$53,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$232,200	Municipal Total	\$232,200	School Total	\$232,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
11/24/2005	\$185,000	BX394186	IMPRV SINGLE PROP CASH TRANSAC
02/23/2005	\$168,000	BX114834	IMPRV SINGLE PROP CASH TRANSAC
11/26/2003	\$122,200	BV492662	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:20 AM
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Total Finished Floor Area: 1,372	Restricted Age:	5																																																																		
	# Pets / Cats; Dogs:	6																																																																		
Unfinished Floor Area: 0	# or % Rentals:	7																																																																		
Grand Total Floor Area: 1,372		8																																																																		
Listing Broker(s): Royal LePage - Brookside Rlty.																																																																				
Great value \$145,500 for a 3 bedroom Pitt Meadows townhome. Close to schools, sport fields, ice rink, West Coast Express and shopping. Some recent painting done but unit still needs some TLC. Private patio off the living room and a sundeck off the master bedroom. Situated in a quiet part of the complex. Well worth a look.																																																																				

Tax Report - 19696 HAMMOND Road Unit# 24
Record Updated - 12/11/2014

Jurisdiction	319-PITT MEADOWS - DISTRICT	Roll Number	0132027	Property ID	001-567-713
Property Address	19696 HAMMOND RD Unit# 24				
Municipality	PI-DISTRICT OF PITT MEADOWS	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VPI-Pitt Meadows				
Sub Area	VPISM-South Meadows				
Gross Taxes	\$2238.34	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
NADASDI CAROLYN A	
24-19696 HAMMOND RD	
PITT MEADOWS BC	
V3Y 1Z7	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS927	24		280	36				
Legal Description	PL NWS927 LT 24 DL 280 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$176,000	Gross Land	\$176,000	Gross Land	\$176,000
Improvement	\$52,600	Gross Improve	\$52,600	Gross Improve	\$52,600
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$228,600	Municipal Total	\$228,600	School Total	\$228,600

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/16/1995	\$126,000	BJ243178	IMPRV SINGLE PROP CASH TRANSAC
05/08/1991		BE48086	REJECT NOT SUITED SALE ANALYSIS
10/03/1988	\$61,000	AB205460	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:20 AM
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Presented by:

Anthony Ibhahe

Royal LePage-West Real Estate Services
Phone: 604-581-3838 Cell: 604-788-0179
Email: aibhahe@gmail.com
Website: www.aibhahe.com

Pitt Meadows, Central Meadows **MLS# V1098175** Residential Attached
25 12120 189A ST, V3Y 1V5 **Active**



List Price: \$250,000 Previous Price: \$262,500
Subdiv/Complex: MEADOW ESTATES
Frontage: Approx Yr Bldt: 1983 PID: 001-947-834
Depth/Size: Type: Townhouse
Lot SqFt: 0 Age at List Date: 32 Zoning: RM2
Exposure: Bedrooms: 3 Taxes: \$2,687 (2014)
Stories in Bldg: Bathrooms: 3 GST/HST Incl?:
Flood Plain: Full Baths: 2 Tax Incl Utilities:
Meas. Type: Half Baths: 1 Apprvl Reqd:
Fixtures Lsd:
Fixt Removed:
View: Y - SKYDIVERS

Style of Home: 3 Storey, Inside Unit Total Parking: 2 Covered Parking: 1
Construction: Frame - Wood Parking Access: Rear
Foundation: Concrete Perimeter Parking Facilities: Garage; Single, Tandem
Exterior: Wood
Rain Screen: R/I Plumbing:
Type of Roof: Asphalt
Renovations: Other Reno Year: 2013 Dist to Public Trans: 1 BLK Dist to School/Bus: 3 BLKS
Flooring: Mixed, Tile, Vinyl/Linoleum Units in Development: 55 Total Units in Strata: 55
Water Supply: City/Municipal Locker:
Heat/Fuel: Forced Air Possession:
No. of Fireplaces: 0 R/I Fireplaces: Title to Land: Freehold Strata
Fireplace Fuel: Seller's Interest: Court Ordered Sale
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard Mortgage Info: \$0
Mngmt Co: FRASER PROPERTY MANAGMENT Property Disclosure: N - OWNER DOES NOT LIVE THERE
Mngmt Ph: 604-466-7021 Maint Fee: \$253.21 Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions

Maint Charge Incl: Management

Legal: PL NWS1779 LT 25 BLK 6 LD 36 SEC 36 RNG N1 MER E MERIDIAN ECM, TOGETHER WITH AN INTEREST IN THE COM
Amenities: Playground, Storage
Features Incl:

Site Influences: Gravel Road, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 10'4						
Main F.	Dining	10' X 7'6						
Main F.	Living Room	14'8 X 10'						
Above	Master Bedroom	11'10 X 11'7						
Above	Bedroom	12'8 X 8'3						
Above	Bedroom	10'8 X 8'7						
Below	Family Room	17' X 11'7						
Below	Laundry	0' X 0'						
Below	Foyer	0' X 0'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms
Finished Floor Area Main:	648	Finished Levels:	3	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	407	Basement Area:	Crawl	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	469			3 2 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,524	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,524			8

Listing Broker(s): RE/MAX Results Realty (MplRdg)

Great, family-oriented complex and a family-size unit. This 1524 sq.ft. floor plan features a huge family room away from the rest of the living space (great space for teens) and it has a sliding door to pet-friendly, fenced, west-facing yard. 3 bdrms, 2 1/2 baths, 2 sun decks one off master bdrm, one off living room, room for second vehicle on driveway in front of garage. Complex has approx. 5 yr old roof and windows were new in 2013. It's a short walk to elementary school, rec-center, library, pub, shopping and West Coast Express. Needs lots of TLC, flooring, paint, etc. and priced with that in mind.

Tax Report - 12120 189A Street Unit# 25
Record Updated - 12/11/2014

Jurisdiction	319-PITT MEADOWS - DISTRICT	Roll Number 0971025	Property ID 001-947-834
Property Address	12120 189A ST Unit# 25		
Municipality	PI-DISTRICT OF PITT MEADOWS	Board Code	V
Neighborhood	413-STRATA TOWNHOUSE		
Area	VPI-Pitt Meadows		
Sub Area	VPICM-Central Meadows		
Gross Taxes	\$2687.30	(2014)	More PID's Water Conn
Tax Amount Updated - 12/11/14			

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

25-12120 189A ST
PITT MEADOWS BC

V3Y 1V5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS1779	25	6		36	36		N1	E
Legal Description	PL NWS1779 LT 25 BLK 6 LD 36 SEC 36 RNG N1 MER E Meridian ECM, TOGETHER WITH AN INTEREST IN THE COM ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use
BCA Description	STRATA TOWNHOUSE	ROW HOUSE SING UNIT OWNER
		Zoning
BCAA Data Updated - 03/04/14		

Total Value Information


<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$175,000	Gross Land	\$175,000	Gross Land	\$175,000
Improvement	\$85,200	Gross Improve	\$85,200	Gross Improve	\$85,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$260,200	Municipal Total	\$260,200	School Total	\$260,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/29/2005	\$212,000	BX273142	IMPRV SINGLE PROP CASH TRANSAC
03/31/2004	\$162,500	BW129711	REJECT NOT SUITED SALE ANALYSIS
11/09/1999	\$139,000	BN300222	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/18/15	8:20 AM
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Presented by:
Anthony Ibhahe
 Royal LePage-West Real Estate Services
 Phone: 604-581-3838 Cell: 604-788-0179
 Email: aibhahe@gmail.com
 Website: www.aibhahe.com

Pitt Meadows, Central Meadows # 6 19240 119 AV, V3Y 2E8		MLS# V1099681		Residential Attached Active																																																																																																	
		List Price: \$249,900 Previous Price:																																																																																																			
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Listing Broker(s): RE/MAX Performance Realty																																																																																																					
Court Order Sale in Pitt Meadows. 2 Level with basement townhome. 1,495 sq ft of living space. Features include 2 bdrms, large rec room and 2 full baths, in suite laundry and attached single garage. South facing backyard backing onto a park. Close to all amenities.																																																																																																					

Tax Report - 19240 119TH Unit# 6
Record Updated - 12/11/2014

Jurisdiction 319-PITT MEADOWS - DISTRICT Roll Number 0166106 Property ID 014-810-298
Property Address 19240 119TH Unit# 6
Municipality PI-DISTRICT OF PITT MEADOWS Board Code V
Neighborhood 413-STRATA TOWNHOUSE
Area VPI-Pitt Meadows
Sub Area VPICM-Central Meadows
Gross Taxes \$2679.50 (2014) More PID's
Water Conn
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address Owner(s) 2 Name & Address
** NOT AVAILABLE **

6-19240 119 AVE
PITT MEADOWS BC

V3Y 2E8

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS3072	6		283	36				
Legal Description PL NWS3072 LT 6 DL 283 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE								

Land & Building Information

Width	Depth	Lot Size
Land Use		Actual Use ROW HOUSE SING UNIT OWNER
BCA Description STRATA TOWNHOUSE		Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$172,000	Gross Land	\$172,000	Gross Land	\$172,000
Improvement	\$111,000	Gross Improve	\$111,000	Gross Improve	\$111,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$283,000	Municipal Total	\$283,000	School Total	\$283,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
02/16/2009	\$285,000	CA1040023	IMPRV SINGLE PROP CASH TRANSAC
12/16/1993	\$147,000	BG454034	IMPRV SINGLE PROP CASH TRANSAC
04/02/1990	\$127,000	AD96214	IMPRV SINGLE PROP CASH TRANSAC

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Presented by:

Anthony Ibhahe

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Website: www.aibhahe.com

Pitt Meadows, South Meadows **MLS# V1104779** Residential Attached
31 19696 HAMMOND RD, V3Y 1Z7 **Active**



List Price: \$145,000 Previous Price:

Subdiv/Complex: CEDAR HOLLOWES

Frontage:	Approx Yr Blt: 1978	PID:	001-567-764
Depth/Size:		Type:	Townhouse
Lot SqFt: 0	Age at List Date: 37	Zoning:	RM-1
Exposure:	Bedrooms: 2	Taxes:	\$2,129 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	
Flood Plain:	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 1	Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:			
View: N			

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open, Visitor Parking		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	Dist to School/Bus:
Flooring:				Units in Development: 36	Total Units in Strata: 36
Water Supply:	City/Municipal	Locker:			
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	0	Title to Land:	Freehold Strata		
Fireplace Fuel:	None	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Patio(s) & Deck(s)	Mortgage Info:	\$0		
		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Co:	ASCENT MANAGEMENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-431-1800	Maint Fee:	\$202.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL NWS927 LT 31 DL 280 LD 36
Amenities: None
Features Incl:

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'6 X 13'						
Main F.	Dining	10' X 6'						
Main F.	Kitchen	12'6 X 7'7						
Main F.	Bedroom	11'2 X 8'						
Above	Master Bedroom	14' X 11'						
Above	Storage	12' X 3'6						
Above	Laundry	6' X 6'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	684	Finished Levels:	2	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	539	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,223	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,223			8	

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

Foreclosure. 2 bedroom, 2 bathroom, 2 level corner unit in Cedar Hollows. Main floor with large living room and dining area with slider to patio, galley style kitchen, 2 piece powder room and bedroom. Upstairs additional bedroom with deck, 4 piece main bath, and storage room. Property requires TLC but sales for renovated units in complex much higher.

Tax Report - 19696 HAMMOND Road Unit# 31
Record Updated - 12/11/2014

Jurisdiction	319-PITT MEADOWS - DISTRICT	Roll Number	0132034	Property ID	001-567-764
Property Address	19696 HAMMOND RD Unit# 31				
Municipality	PI-DISTRICT OF PITT MEADOWS	Board Code	V		
Neighborhood	413-STRATA TOWNHOUSE				
Area	VPI-Pitt Meadows				
Sub Area	VPISM-South Meadows				
Gross Taxes	\$2129.48	(2014)	More PID's Water Conn		
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

31-19696 HAMMOND RD
PITT MEADOWS BC

V3Y 1Z7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWS927	31		280	36				
Legal Description	PL NWS927 LT 31 DL 280 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T ADDITIONAL LEGAL INFORMATION IS AVAILABLE							

Land & Building Information

Width	Depth	Lot Size
Land Use	Actual Use	ROW HOUSE SING UNIT OWNER
BCA Description	STRATA TOWNHOUSE	Zoning
BCAA Data Updated - 03/04/14		

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$164,000	Gross Land	\$164,000	Gross Land	\$164,000
Improvement	\$47,900	Gross Improve	\$47,900	Gross Improve	\$47,900
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$211,900	Municipal Total	\$211,900	School Total	\$211,900

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/22/2009	\$117,500	BB750765	REJECT NOT SUITED SALE ANALYSIS
12/23/2005	\$104,500	BX78103	REJECT NOT SUITED SALE ANALYSIS
04/25/2002	\$104,500	BT135565	IMPRV SINGLE PROP CASH TRANSAC

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