



Presented by:  
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**Active**  
**R2283656**

Board: V  
House with Acreage

**18211 LOUGHEED HIGHWAY**

Pitt Meadows  
North Meadows PI  
V3Y 2J6

Residential Detached

**\$815,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>192.00</b>	Original Price: <b>\$1,095,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1955</b>
Depth / Size: <b>263</b>	Bathrooms:	<b>1</b>	Age: <b>64</b>
Lot Area (sq.ft.): <b>48,569.00</b>	Full Baths:	<b>1</b>	Zoning: <b>A1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,093.87</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>008-120-773</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected: <b>Water</b>			

Style of Home: **1 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **0** Parking Access: **Side**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL NWP19754 LT 2 BLK 6N LD 36 SEC 22 RNG 1E. EXCEPT PLAN EPP7427.**

Amenities: **In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 9'0			x			x
Main	Living Room	19' x 14'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Bedroom	11' x 7'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Workshop	13' x 26'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,294</b>	# of Rooms: <b>6</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3				Pool:
Finished Floor (Total):	<b>1,294 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>1,294 sq. ft.</b>	Beds not in Basement: <b>2</b>	7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

**Court Order Sale 1.115 acres zoned A1 general agriculture. This property sits on the North side of Lougheed Highway right before the Pitt River Bridge, it has 1240 sqft 2 bedroom, 1 bath home, 50 x 58 barn and 13 x 26 Detached garage. All buildings are of little value and need major work. Do not walk on the property. Court date February 7- 9:45am at 651 Carnarvon St, New Westminster- Court room 418**