



Presented by: P.A. 'Doc' Livingston PREC*

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Active

R2522199

Board: V

House/Single Family

18855 122B AVENUE

Pitt Meadows

Central Meadows

V3Y 1S4

Residential Detached

\$1,320,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Depth / Size: IRREGULAR

Lot Area (sq.ft.): 7,248.00

Flood Plain:

Rear Yard Exp: West

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): 39.70

Bedrooms: 7

Bathrooms: 4

Full Baths: 4

Half Baths: 0

Original Price: \$1,320,000

Approx. Year Built: 2006

Age: 15

Zoning: R-1

Gross Taxes: \$7,493.90

For Tax Year: 2020

Tax Inc. Utilities?: No

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	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Vinyl	Dist. to Public Transit:
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Title to Land: Freehold NonStrata
Renovations:	Property Disc.: No
# of Fireplaces: 1	PAD Rental:
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Water Supply: City/Municipal	Fixtures Rmvd: Yes: SOLD "AS IS"
Fuel/Heating: Natural Gas	Floor Finish: Laminate, Wall/Wall/Mixed
Outdoor Area: Balcny(s) Patio(s) Dck(s)	
Type of Roof: Asphalt	

Legal:	LOT 1, BLOCK 6N, PLAN BCP22772, SECTION 36, RANGE 1, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT
Amenities:	None
Site Influences:	
Features:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 15'8	Bsmt	Living Room	15'8 x 12'6			x
Main	Kitchen	12'4 x 12'	Bsmt	Kitchen	12'4 x 12'			x
Main	Dining Room	21'6 x 15'8	Bsmt	Bedroom	12'6 x 10'6			x
Main	Family Room	16'10 x 15'8	Bsmt	Bedroom	14' x 15'10			x
Main	Nook	11' x 9'	Bsmt	Media Room	15'4 x 14'			x
Main	Master Bedroom	15' x 14'8	Bsmt	Bedroom	14' x 10'4			x
Main	Bedroom	14'2 x 10'4	Bsmt	Bedroom	10'4 x 14'			x
Main	Bedroom	14'2 x 10'4			x			x
Main	Study	11'8 x 8'			x			x
		x			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:
	Beds in Basement: 4 Beds not in Basement: 3	5			No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Full, Fully Finished, Separate Entry	6			No	
Grand Total: 4,303 sq. ft.		7			No	
		8			No	

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/...Century 21 Coastal Realty Ltd.**

Court Ordered Sale. Custom Built 4,273 sq ft home in Pitt Meadows located at the end of a Cul-De-Sac, sits on a 7248 sq ft lot! 7 bedrooms total, 2 bedrooms in law-suite. This is a rare find, upstairs offers a spacious living area, with a separate family room with French doors for privacy from the kitchen and living area, Master bedroom ensuite includes a relaxing jetted tub & separate shower. Two bedrooms downstairs plus the 2 bedroom suite. Call LS for more info