



Presented by:
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Active
R2761389
Board: V
Apartment/Condo

307 12635 190A STREET

Pitt Meadows
Mid Meadows
V3Y 0E8

Residential Attached
\$499,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$499,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2014
Depth / Size (ft.):	Bedrooms: 1	Age: 9
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-5
Flood Plain:	Full Baths: 1	Gross Taxes: \$2,524.16
Council Apprv?:	Half Baths: 0	For Tax Year: 2021
Exposure:	Maint. Fee: \$410.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-460-298
Mgmt. Co's Name: Profile Properties		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: Yes: West over Pond		
Complex / Subdiv: CEDAR DOWNS		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Brick, Vinyl, Wood			Dist. to School Bus: Close
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Close	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Patio(s), Sundeck(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 170, PLAN BCS4294, SECTION 25, RANGE 1E, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'3 x 4'8			x			x
Main	Kitchen	8'11 x 8'6			x			x
Main	Dining Room	11'2 x 6'11			x			x
Main	Living Room	13'11 x 11'2			x			x
Main	Bedroom	11'1 x 10'6			x			x
Main	Walk-In Closet	7'4 x 3'5			x			x
Main	Solarium	11' x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 627	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 627 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 627 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

Top 5 reasons why this condo will move quick. #1. LOCATION - Prime time Pitt Meadows. Amazing walkability to shops, good eats & one of our favs Foamers Folly. Easy access to transit & highways. #2. BUILDING - Cedar Downs is a great community built back in 2014. Common gym, lots of visitor parking & well maintained. #3. LAY-OUT - With the solarium this unit is over 700 sq/ft. This functional 1 bed has amazing flow & a great open concept. #4. FEATURES - A/C, view over the pond, quiet side of building, personal locker in parking stall, elec fireplace, fancy glass doors on solarium, in-suite laundry, granite counters, stainless appls, heated tile in bathroom + more. #5. All this for under \$500K is unheard of. Rentals + Pets (2) allowed. Open house Sat/Sun March 25 +26 2:00-4:00. Be there :)