

Sold
R2748487
Board: V, Attached
Apartment/Condo

201 19131 FORD ROAD
Pitt Meadows
Central Meadows
V3Y 2R5

\$637,000 (LP)
\$620,000 (SP)

DOM: **76** List Date: **1/25/2023** Expiry Date: **9/30/2023**
 Prev. Price: **\$650,000** Original Price: **\$650,000** Sold Date: **4/11/2023**
 Meas. Type: Frontage (feet): Approx. Year Built: **1996**
 Depth/Size: Frontage (metres): Age: **27**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **MULTI**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,836.09**
 Exposure: **Southwest** Full Baths: **2** For Tax Year: **2021**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **023-238-330** Council Apprv?: **No** Maint. Fee: **\$494.00**
 View: **:** Tour:
 Mgmt. Co's Name: **PROFILE PROPERTIES** Mgmt. Co #: **604-464-7548**
 Complex / Subdiv: **WOODFORD MANOR**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding, Visitor Parking**
 Exterior: **Vinyl, Wood** Locker: **Yes**
 Foundation: **Concrete Perimeter** Reno. Year: **2022** Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **54** Total Units in Strata: **54**
 Renovations: **Completely** R.I. Fireplaces: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** # of Fireplaces: **1** Seller's Interest: **Registered Owner**
 Fireplace Fuel: **Gas - Natural** Metered Water: Property Disc.: **Yes: JAN 24, 2023**
 Fuel/Heating: **Baseboard, Electric, Natural Gas** Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No**
 Type of Roof: **Asphalt** Floor Finish: **Tile, Vinyl/Linoleum**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 25, BLOCK 6N, PLAN LMS1934, SECTION 36, 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 1**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Intercom, Pantry, Sprinkler - Fire, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 9'4			x			x
Main	Den	8'6 x 7'7			x			x
Main	Pantry	5'3 x 6'1			x			x
Main	Kitchen	8'6 x 10'9			x			x
Main	Dining Room	12'2 x 8'2			x			x
Main	Living Room	14'9 x 13'10			x			x
Main	Laundry	6' x 4'			x			x
Main	Bedroom	9'11 x 12'9			x			x
Main	Bedroom	11'3 x 14'2			x			x
Main	Walk-In Closet	7' x 5'			x			x

Municipal Charges
 Garbage: **\$425.00**
 Water: **\$20.00**
 Dyking: **\$365.00**
 Sewer: **\$365.00**
 Other:

Finished Floor (Main):	1,196	# of Rooms: 10	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	
Finished Floor (Basement):	0	# of Pets:	Cats: No	Dogs: No	3				
Finished Floor (Total):	1,196 sq. ft.	# or % of Rentals Allowed: 100			4				
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Allowed, Smoking Restrictions			5				
Grand Total:	1,196 sq. ft.	Basement: None			6				
					7				
					8				

List Broker 1: **RE/MAX All Points Realty - Office: 604-936-0422** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Tara Caldwell PREC* - Phone: 604-328-8127** taracaldwell@remax.net Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **TARA CALDWELL**
 Sell Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010** Phone: **604-328-8127**
 Sell Sales Rep 1: **Jordan Macnab PREC*** 2: 3:
 Owner: ****Privacy Protected****
 Commission: **3.2% ON THE 1ST \$100,000 & 1.15% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **Touchbase for all questions & showings. Allow 24 hours before viewing. Floor Plan by Tri-City Proper Measure. Storage locker in parkade**
 Remarks: **(#25) & storage on deck (no door). See Docs in Paragon for all strata & property info. 2 parking side-by-side. This home has a new owner!**
Open House Canceled

Bright & pristine. Extensively updated, list of updates available. Pleasing & modern colors. Every space a grand size. 2 bdms both large enough for king-sized furniture. 2 full bathrooms. Walk-In Pantry/Storage in unit. Spacious den/home office. Gas FP will help you heat the home. Sprawling 15 ft SW facing covered deck w/ storage. 2 side-by-side parking stalls (#17) & storage locker (#25) underground. Main bdrm offers a walk-thru closet to the lovely ensuite. Located over the amenities room & lobby. Pets not allowed, see bylaws. Rentals as per new GOV'T legislation. A friendly & welcoming building in a terrific neighborhood. This one is the gift that keeps on giving. Open House Cancelled- subjects removed today

REA Full Realtor The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 04/19/2023 04:04 PM

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