



Presented by:  
**Jordan Macnab PREC\***  
 Keller Williams Elite Realty  
 Phone: 604-551-5695  
 http://www.themacnabs.com  
 jordan@theMACNABS.com



**Active** **R2798516** **19633 S WILDWOOD CRESCENT** Residential Detached  
 Board: V Pitt Meadows South Meadows **\$1,299,000** (LP)   
 House/Single Family V3Y 1N5 (SP)



Sold Date: Frontage (feet): **61.00** Original Price: **\$1,299,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1981**  
 Depth / Size: **120** Bathrooms: **3** Age: **42**  
 Lot Area (sq.ft.): **7,227.00** Full Baths: **2** Zoning: **R-1**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,144.13**  
 Rear Yard Exp: **North** For Tax Year: **2021**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **000-886-297**  
 Tour: **Virtual Tour URL**

View: **Yes: Bonson Park**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple, Open**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP61254, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 12'4	Below	Bedroom	13' x 10'			x
Main	Living Room	12'11 x 18'6	Below	Kitchen	12' x 10'			x
Main	Dining Room	11'11 x 11'1	Main	Patio	13'1 x 23'1			x
Main	Bedroom	10'7 x 9'3	Main	Patio	22'3 x 4'2			x
Main	Bedroom	13' x 9'8			x			x
Main	Primary	12' x 11'11			x			x
Main	Walk-In Closet	5' x 4'2			x			x
Main	Kitchen	9'8 x 18'4			x			x
Below	Living Room	12' x 12'			x			x
Below	Dining Room	12' x 12'			x			x

Finished Floor (Main):	<b>1,290</b>	# of Rooms:	<b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	
Finished Floor (Below):	<b>1,088</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>Yes</b>	
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Unauthorized Suite</b>	3	<b>Below</b>	<b>4</b>	<b>No</b>	
Finished Floor (Total):	<b>2,378 sq. ft.</b>	Crawl/Bsmt. Height:		4				
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				
Grand Total:	<b>2,378 sq. ft.</b>	Beds not in Basement:	<b>4</b>	6				
		Basement:	<b>Fully Finished</b>	7				

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

**Top 5 reasons why this house will move quick. #1. LOCATION - Prime Pitt Meadows area close to parks, schools, rec centre and quick access to Golden Ears bridge. #2. YARD - Huge 7227 sq.ft lot backing right onto Bonson Park. Amazing for the kids and dogs. #3. LAY-OUT - Awesome 2 level house with open concept living/dining/kitchen up stairs. 3 beds + 2 baths as well. Downstairs has another bedroom, huge rec room and secondary kitchen + another bathroom and laundry room. #4. EXTRAS - Amazing covered patio which wraps around the front of the house with views to the North and South. 2 car carport. Gas fireplace, 2 laundry areas, separate suite entry & tons more upgrades. #5. PRICE - All this for under \$1.3 is unheard of for this area. Open House Sat/Sun July 22nd + 23rd 2:00-4:00pm. Be there !!**