

**Sold**  
**R2794824**  
Board: V, Detached  
House/Single Family

**11282 BLANEY CRESCENT**  
Pitt Meadows  
South Meadows  
V3Y 2W2

**\$1,649,800 (LP)**  
**\$1,600,000 (SP)**

Days on Market: **8**      List Date: **7/4/2023**      Expiry Date: **10/4/2023**  
 Previous Price: **\$0**      Original Price: **\$1,649,800**      Sold Date: **7/12/2023**

Meas. Type: **Feet**      Frontage (feet): **0.00**      Approx. Year Built: **2006**  
 Depth / Size:      Frontage (metres):      Age: **17**  
 Lot Area (sq.ft.): **8,094.00**      Bedrooms: **3**      Zoning: **SFD**  
 Flood Plain:      Bathrooms: **3**      Gross Taxes: **\$5,809.32**  
 Council Apprv?:      Full Baths: **2**      For Tax Year: **2021**  
 Rear Yard Exp:      Half Baths: **1**      Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?:      P.I.D.: **025-984-756**  
 View: **Yes: Golden Ears**      Tour: [Virtual Tour URL](#)  
 Complex / Subdiv: **Bonson's Landing**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**      Total Parking: **5**      Covered Parking: **2**      Parking Access: **Front**  
 Construction: **Frame - Wood**      Parking: **Garage; Double, RV Parking Avail.**  
 Exterior: **Stone, Vinyl, Wood**      Dist. to Public Transit: **Close**      Dist. to School Bus: **Close**  
 Foundation: **Concrete Perimeter**      CSA/BCE:      Title to Land: **Freehold NonStrata**  
 Rain Screen:      Reno. Year:      Seller's Interest: **Registered Owner**  
 Renovations:      R.I. Plumbing:      Property Disc.: **Yes**  
 # of Fireplaces: **2**      R.I. Fireplaces:      PAD Rental:  
 Fireplace Fuel: **Natural Gas**      Metered Water:      Fixtures Leased: **No**  
 Water Supply: **City/Municipal**      Fixtures Rmvd: **Yes: Refrigerator in laundry room.**  
 Fuel/Heating: **Electric, Heat Pump, Natural Gas**      Registered:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**      Floor Finish: **Hardwood, Mixed**  
 Type of Roof: **Asphalt**

Legal: **LOT 139, PLAN BCP11953, DISTRICT LOT 280, NEW WESTMINSTER LAND DISTRICT**      Municipal Charges  
 Amenities: **Air Cond./Central, Garden, In Suite Laundry, Storage**      Garbage:  
 Site Influences: **Central Location, Private Yard, Shopping Nearby**      Water:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Vacuum - Built In**      Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 15'3	Above	Bedroom	11'5 x 10'1			x
Main	Dining Room	12'10 x 10'9	Above	Recreation Ro...	20'9 x 15'			x
Main	Kitchen	12'11 x 12'	Above	Walk-In Closet	8'11 x 5'6			x
Main	Den	6'6 x 5'2			x			x
Main	Eating Area	10'7 x 10'11			x			x
Main	Media Room	11'10 x 8'10			x			x
Main	Foyer	6'5 x 6'8			x			x
Main	Laundry	11'6 x 8'			x			x
Above	Primary Bedro...	19'6 x 14'1			x			x
Above	Bedroom	11'5 x 10'			x			x

Finished Floor (Main): <b>1,400</b>	# of Rooms: <b>13</b>	Bath 1: <b>Main</b>	# of Pieces: <b>2</b>	Ensuite?: <b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Above): <b>1,250</b>	# of Kitchens: <b>1</b>	Bath 2: <b>Above</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	Bath 3: <b>Above</b>	# of Pieces: <b>4</b>	Ensuite?: <b>Yes</b>	
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>				
Finished Floor (Total): <b>2,650 sq. ft.</b>	Crawl/Bsmt. Height:				
Unfinished Floor: <b>0</b>	Beeds in Basement: <b>0</b>				
Grand Total: <b>2,650 sq. ft.</b>	Basement: <b>Crawl</b>	Beeds not in Basement: <b>3</b>			

List Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**      List Broker 2:  
 List Broker 3:  
 List Desig Agt 1: **Raymond Shewchuk - Phone: 778-835-4663**      [homesbyray@gmail.com](mailto:homesbyray@gmail.com)      Appointments: **Touchbase**  
 List Desig Agt 2:      3:      Call: **Ray Shewchuk**  
 Sell Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**      Phone: **778-835-4663**  
 Sell Sales Rep 1: **Jordan Macnab PREC\***      2:      3:  
 Owner: **\*\*Privacy Protected\*\***  
 Commission: **3.255% ON THE FIRST \$100,000 & 1.1625% ON THE BALANCE**      Occupancy: **Owner**

Realtor Remarks: **PRIVACY ~ DO NOT SOLICIT. Measurements approx. Buyer agent to verify if deemed important. Some notice required for showings. Realtor will show. Direction of offers attached to listing. Offers on Monday July 10th, 2023 by 6pm. July 8,9 opens from 2 to 4pm.**

**Welcome to one of Pitt Meadows most sought-after neighborhoods Bonson Landing. This rare oversize corner lot with plenty of extras. Fenced RV parking. Beautiful garden with raise garden beds. Stamped concrete entertainment patio plumbed for future outdoor kitchen with natural gas and hot and cold water hookups. As well as natural gas line for fire pit. This spectacular entertaining area is covered by a beautiful wood gazebo and including a pizza oven. Move in ready home with full A/C, heat pump and on demand hot water heater includes 3 bedrooms and large media room plumbed for a wet bar. Kitchen highlights include high-end Miele range and dishwasher. Granite countertops. The kitchen layout extends directly into an inviting family room with custom built-in shelving. Parks nearby.**

RED 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'.      08/08/2023 05:56 PM