



Presented by:  
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**Active**  
**R2808546**  
Board: V  
House/Single Family

**11138 CALLAGHAN CLOSE**

Pitt Meadows  
South Meadows  
V3Y 0B2

Residential Detached

**\$1,389,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,389,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2007</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>16</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,410.21</b>
Lot Area (sq.ft.): <b>3,864.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.09</b>	P.I.D.: <b>026-984-598</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: PARK</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Wall/Wall/Mixed, Carpet**

Legal: **LOT 71, PLAN BCP28584, DISTRICT LOT 254 & 282, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences: **Central Location, Lane Access, Private Setting, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,188	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,196	Main	Kitchen	14'11 x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'10 x 13'2			x	Main 2
Finished Floor (Below):	0	Main	Living Room	11'0 x 11'3			x	Above 4
Finished Floor (Basement):	0	Main	Laundry	7'3 x 6'5			x	Above 4
Finished Floor (Total):	2,384sq. ft.	Main	Family Room	16'7 x 16'7			x	
Unfinished Floor:	0	Above	Bedroom	12'7 x 11'			x	
Grand Total:	2,384sq. ft.	Above	Bedroom	11'11 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'4 x 15'			x	
		Above	Flex Room	16'3 x 11'1			x	
		Above	Walk-In Closet	11'11 x 7'8			x	
Suite:							x	
Basement: <b>Crawl</b>							x	
Crawl/Bsmt. Height: <b>4'</b>	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

**Discover luxury living in Pitt Meadows at this former show-home at Rivers Edge, ideally situated with stunning park views. Minutes from the Golden Ears Bridge and a short walk to Osprey Village, this 2384 sqft home offers a warm veranda, 9' ceilings, a spacious kitchen with an eating bar, and an oversized dining/living area. Upstairs, find 3 bedrooms, a versatile flex room which could be 4th bedrooms, and a massive master suite with a walk-in closet and park-facing deck. Features include a 4-foot crawl space, in ground sprinklers, and a double garage accessible from the lane. This is a lifestyle, not just a home, offering the best of park side tranquility and urban convenience! Lets not forget about the beautiful putting green in the back yard! Open House: Aug 27 & Aug 28th 12pm-2pm**