



Presented by:  
**Russ Macnab PREC\***

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**Active**  
**R2808577**  
Board: V  
House/Single Family

**11263 SOUTHGATE ROAD**  
Pitt Meadows  
South Meadows  
V3Y 2W3

Residential Detached  
**\$1,399,900** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,399,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2005</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>3</b>	Age: <b>18</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>2</b>	Zoning: <b>CD-A</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,570.77</b>
Lot Area (sq.ft.): <b>4,843.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.11</b>	P.I.D.: <b>025-984-527</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</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: <b>2 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Mixed, Vinyl, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Floor Finish: <b>Laminate, Carpet</b>		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 120, PLAN BCP11953, DISTRICT LOT 280, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,143	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,167	Main	Living Room	11'5" x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	7'4" x 12'5"			x	Main 2
Finished Floor (Below):	0	Main	Laundry	7'1" x 5'5"			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	17' x 14'2"			x	Above 4
Finished Floor (Total):	2,310sq. ft.	Main	Dining Room	16'10" x 10'5"			x	
Unfinished Floor:	0	Main	Kitchen	14'6" x 10'11"			x	
Grand Total:	2,310sq. ft.	Above	Bedroom	15'9" x 15'10"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Den	9'1" x 5'1"			x	
		Above	Bedroom	13'7" x 9'6"			x	
		Above	Primary Bedroom	15'10" x 14'2"			x	
Suite:							x	
Basement: <b>Crawl</b>							x	
Crawl/Bsmt. Height:	# 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**

**Welcome to Bonsons Landing! This 3 bed, 3 bath home is based in one of Pitt Meadows most desirable neighbourhoods! This beautiful home presents an open concept with a large kitchen, dinning space and living area looking out to a fenced in yard! Heading upstairs on the built in chairlift, you will be met with 3 beds and a large primary bedroom with a 4 piece ensuite bathroom! With an abundance of space and well designed floor plan, it allows for a perfect set up for the entertainers! Storage lovers will be obsessed with this massive crawl space! This gorgeous home is located perfectly so that you are within walking distance to Osprey Village, schools and a sports complex! The commuters would be happy to know they are within minutes of the Golden Ears bridge! Open house: Aug 26 & 27 2pm-4pm**