



Presented by:
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Active
R2826988

Board: V
Townhouse

31 19572 FRASER WAY

Pitt Meadows
South Meadows
V3Y 0A9

Residential Attached

\$839,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$839,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 2	Age: 16
Frontage(metres):	Full Baths: 2	Zoning: CD-H
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,812.29
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain: Yes	P.I.D.: 027-149-811	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Single, Garage; Single, Visitor Parking**
Dist. to Public Transit: **1 min walk** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **STRATA LOT 21, PLAN BCS2455, DISTRICT LOT 254, GROUP 1, 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 V**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	618
Finished Floor (Above):	589
Finished Floor (AbvMain2):	0
Finished Floor (Below):	334
Finished Floor (Basement):	0
Finished Floor (Total):	1,541 sq. ft.
Unfinished Floor:	0
Grand Total:	1,541 sq. ft.

Units in Development:
Exposure:
Mgmt. Co's Name: **Bayside Property Management**
Maint Fee: **\$345.49**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **No short term rentals**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'1 x 13'11			x	1	Above	3	No
Main	Kitchen	12'8 x 12'11			x	2	Above	5	Yes
Main	Dining Room	14'1 x 9'10			x	3			
Above	Primary Bedroom	11'10 x 12'6			x	4			
Above	Bedroom	14' x 10'6			x	5			
Below	Bedroom	12'6 x 9'2			x	6			
Below	Den	5'9 x 7'0			x	7			
Below	Foyer	7'6 x 8'1			x	8			

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

Amazing townhouse for sale in OSPREY VILLAGE! This is the most popular, end unit floor plan in Coho II, with middle kitchen and all the bells and whistles! 2 spacious bedrooms upstairs. The master ensuite is the only floor plan with a shower and separate soaker tub, plus 2 sinks! The open concept, main floor has new hardwood floors, an entertainers dream kitchen with white cabinets, 9' quartz countertop, stainless appliances and a large balcony off the living room! Downstairs features new tile in the entry, a den and a bonus 3rd bedroom! Close to shops, transportation, parks and a fabulous nature trail along the Fraser River! OPEN HOUSE SAT & SUN 2-4pm