



Presented by:
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Active
R3001627
Board: V
House/Single Family

11271 SOUTHGATE ROAD
Pitt Meadows
South Meadows
V3Y 2W3

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



Sold Date: If new, GST/HST inc?: Original Price: **\$1,399,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2005**
Frontage(feet): **0.00** Bathrooms: **3** Age: **20**
Frontage(metres): **0.00** Full Baths: **3** Zoning: **R-4**
Depth / Size: Half Baths: **0** Gross Taxes: **\$7,545.00**
Lot Area (sq.ft.): **5,156.00** Rear Yard Exp: **West** For Tax Year: **2024**
Lot Area (acres): **0.12** P.I.D.: **025-984-519** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv: **Bonsons Landing**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** 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: **4** Covered Parking: **2** Parking Access:
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:

Legal: **LOT 119, PLAN BCP11953, DISTRICT LOT 280, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Finished Floor (Main):	1,447	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,494	Main	Kitchen	11'6" x 15'5"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 16'			x	Main 3
Finished Floor (Below):	0	Main	Living Room	16' x 18'3"			x	Above 3
Finished Floor (Basement):	0	Main	Laundry	9'5" x 7'6"			x	Above 5
Finished Floor (Total):	2,941 sq. ft.	Main	Bedroom	12'7" x 13'6"			x	
Unfinished Floor:	0	Above	Primary Bedroom	14'3" x 17'			x	
Grand Total:	2,941 sq. ft.	Main	Bedroom	10' x 10'8"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'10" x 11'			x	
		Above	Bedroom	9'9" x 11'			x	
		Above	Recreation Room	15'8" x 18'4"			x	
Suite:				x			x	
Basement: Crawl				x			x	
				x			x	
Crawl/Bsmt. Height: 5'	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

Welcome to Bonsons Landing! This 5 bed, 3 full bath home with a large rec room offers the perfect layout for multi-generational living. A main floor bedroom with full bath (walk in shower) is ideal for in-laws or guest. The updated kitchen features new counters, sink, and stove (2023), opening to a bright living space perfect for gatherings. Upstairs has 4 spacious bedrooms plus a huge rec room that could be a 6th bedroom. Enjoy year-round comfort with new A/C (2024), furnace (2022), and forced air heating extended upstairs, no baseboard heaters, all installed by the original developer. Large fenced yard, 5-ft crawl space, and close to schools, trails, and Osprey Village. This is the one you've been waiting for! Call your Realtor to book a private tour before it's too late.