



Presented by:  
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**Active**  
**R3006820**  
 Board: V  
 House/Single Family

**18940 FORD ROAD**  
 Pitt Meadows  
 Central Meadows  
 V3Y 1X1

Residential Detached  
**\$1,499,900** (LP)  
 (SP)



|  |                                     |                                    |
|--|-------------------------------------|------------------------------------|
| Sold Date:   | If new, GST/HST inc?:               | Original Price: <b>\$1,499,900</b> |
| Meas. Type: <b>Feet</b>                                    | Bedrooms: <b>4</b>                  | Approx. Year Built: <b>1973</b>    |
| Frontage(feet): <b>68.00</b>                               | Bathrooms: <b>3</b>                 | Age: <b>52</b>                     |
| Frontage(metres): <b>20.73</b>                             | Full Baths: <b>3</b>                | Zoning: <b>RS1</b>                 |
| Depth / Size: <b>105</b>                                   | Half Baths: <b>0</b>                | Gross Taxes: <b>\$6,572.59</b>     |
| Lot Area (sq.ft.): <b>7,203.00</b>                         | Rear Yard Exp:                      | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.17</b>                              | P.I.D.: <b>006-275-613</b>          | Tax Inc. Utilities?:               |
| Flood Plain:   |                                     | Tour: <b>Virtual Tour URL</b>      |
| View: :  |                                     |                                    |
| Complex/Subdiv:  |                                     |                                    |
| First Nation Reserve:                                      |                                     |                                    |
| Services Connected: <b>Electricity, Natural Gas, Water</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                          | Water Supply: <b>City/Municipal</b> |                                    |

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

Renovations: **Completely**  
 # of Fireplaces: **2** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **1** Parking Access:  
 Parking: **DetachedGrge/ Carport, Garage; Single, RV Parking Avail.**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **1 block** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Legal: **LOT 55, BLOCK 5N, PLAN NWP41867, SECTION 1, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby**

Features:

|                                  |                |             |                     |              |       |      |            |            |
|----------------------------------|----------------|-------------|---------------------|--------------|-------|------|------------|------------|
| Finished Floor (Main):           | 1,377          | Floor       | Type                | Dimensions   | Floor | Type | Dimensions | Bathrooms  |
| Finished Floor (Above):          | 0              | Main        | Living Room         | 16'10 x 10'8 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2):       | 0              | Main        | Dining Room         | 10'2 x 10'8  |       |      | x          | Main 3     |
| Finished Floor (Below):          | 879            | Main        | Kitchen             | 16'0 x 11'8  |       |      | x          | Main 3     |
| Finished Floor (Basement):       | 0              | Main        | Primary Bedroom     | 10'4 x 15'7  |       |      | x          | Below 3    |
| Finished Floor (Total):          | 2,256sq. ft.   | Main        | Bedroom             | 10'11 x 11'0 |       |      | x          |            |
| Unfinished Floor:                | 0              | Main        | Bedroom             | 9'0 x 10'9   |       |      | x          |            |
| Grand Total:                     | 2,256sq. ft.   | Below       | Kitchen             | 10'1 x 10'10 |       |      | x          |            |
| Flr Area (Det'd 2nd Res):        | sq. ft.        | Below       | Recreation Room     | 17'0 x 12'3  |       |      | x          |            |
|                                  |                | Below       | Flex Room           | 14'2 x 11'7  |       |      | x          |            |
|                                  |                | Below       | Bedroom             | 9'1 x 11'11  |       |      | x          |            |
| Suite: <b>Unauthorized Suite</b> |                |             |                     | x            |       |      | x          |            |
| Basement: <b>Fully Finished</b>  |                |             |                     | x            |       |      | x          |            |
|                                  |                |             |                     | x            |       |      | x          |            |
| Crawl/Bsmt. Height:              | # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental:  |       |      |            |            |
| # of Kitchens: 2                 | # of Rooms: 10 | MHR#:       | CSA/BCE:            | Maint. Fee:  |       |      |            |            |
| ByLaw Restrictions:              |                |             |                     |              |       |      |            |            |

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

**Impeccably renovated with no detail overlooked, this luxurious 4 bed, 3 bath home blends high-end finishes with modern elegance. A full addition and renovation of the main and lower levels includes new roof, windows, doors, and designer flooring. The chef's kitchen features custom cabinetry, quartz counters, and full-height backsplash. Spa-like bathrooms include Schluter systems and heated floors. Upgrades: 200 Amp service, on-demand hot water, backup generator, central vacuum, and Nest alarms. A 1-bedroom suite with private entrance is perfect for a nanny or in-laws. Enjoy a spectacular covered patio, built-in swim spa, and landscaped yard with artificial turf. EV charger, RV Parking, A/C, and more. OPEN HOUSE SAT MAY 31 & SUN JUNE 1ST 2-4PM**