



Presented by:
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Active
R3090476
Board: V
Townhouse

5 19270 122A AVENUE
Pitt Meadows
Central Meadows
V3Y 2P3

Residential Attached
\$799,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$799,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 3	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,660.03
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-589-766	Tax Inc. Utilities?:
View:		Tour: Virtual Tour URL
Complex / Subdiv: Heron Court		
First Nation:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

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

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

Reno. Year: **2023**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **STRATA LOT 5, PLAN LMS1207, DISTRICT LOT 283, 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 1**

Amenities: **Air Cond./Central**

Site Influences:
Features:

Finished Floor (Main): **768**
Finished Floor (Above): **734**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,502 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,502 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Self Managed**
Maint Fee: **\$322.00**
Maint Fee Includes: **Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building: **2** Locker:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **3'** # of Levels: **2**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 11'			x	1	Main	2	No
Main	Dining Room	13' x 9'			x	2	Above	3	No
Main	Kitchen	11' x 9'			x	3	Above	5	Yes
Main	Eating Area	10' x 7'			x	4			
Above	Primary Bedroom	15' x 13'			x	5			
Above	Bedroom	11' x 9'6"			x	6			
Above	Bedroom	11' x 9'			x	7			
					x	8			

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

This is the one! Townhomes in Pitt Meadows don't get better than this. Bright, beautifully maintained, and loaded with extras, this 3 bed, 3 bath, 1,417 sq.ft. home shows exceptionally well. Featuring a new kitchen, updated bathrooms, and thoughtful upgrades throughout, it offers the perfect balance of comfort and convenience. Ideally located just minutes from the West Coast Express, commuting is a breeze. Enjoy bonus storage with a 3-foot, dry and lit crawl space, plus a custom-built shed in the private backyard. Part of a well-run, boutique 6-unit strata, this meticulously cared-for home includes A/C, heat pump, security system, natural gas fireplace, natural gas BBQ hookup, single-car garage, and a second parking spot right out front. OPEN HOUSE Sat Feb 21 & SUN Feb 22 2-4pm