



Presented by:
Russ Macnab PREC*
The Macnabs Team
Royal LePage Elite West
Phone: 604-763-8196
<http://www.themacnabs.com>
russ@themacnabs.com



Active
R3138409
Board: V
House/Single Family

19865 N WILDWOOD CRESCENT

Pitt Meadows
South Meadows
V3Y 1M8

Residential Detached
\$1,549,900 (LP)
(SP)



19865 N Wildwood Cres

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,549,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1976
Frontage(feet): 0.00	Bathrooms: 4	Age: 50
Frontage(metres):	Full Baths: 4	Zoning: R-6
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,139.11
Lot Area (sq.ft.): 8,010.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 006-063-403	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: trees		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** 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: **8** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Single, RV Parking Avail.**
Driveway Finish: **Asphalt**
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 1022, PLAN NWP46242, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Guest Suite, In Suite Laundry, Pool; Outdoor**

Site Influences:
Features:

Finished Floor (Main):	2,125	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	5'1 x 15'4	Below	Dining Room	10'10 x 11'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'4 x 13'4	Below	Kitchen	10'9 x 10'10	Main	3
Finished Floor (Below):	0	Main	Dining Room	11'3 x 12'2	Below	Bedroom	16'7 x 13'2	Above	3
Finished Floor (Basement):	1,743	Main	Kitchen	12'5 x 12'	Below	Bedroom	14'1 x 10'10	Above	4
Finished Floor (Total):	3,868sq. ft.	Main	Family Room	11'8 x 21'1	Below	Storage	7'6 x 14'7	Below	3
Unfinished Floor:	0	Main	Bedroom	15'3 x 11'4			x		
Grand Total:	3,868sq. ft.	Main	Bedroom	12' x 9'			x		
		Main	Bedroom	12'11 x 8'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	16' x 13'1			x		
		Main	Walk-In Closet	10'4 x 7'			x		
Suite:		Below	Flex Room	12'2 x 8'			x		
Basement:Fully Finished, Separate Entry		Below	Recreation Room	11'9 x 16'6			x		
		Below	Living Room	17'1 x 11'6			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 18	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

WELCOME TO PITT MEADOWS! Nearly 4,000 sqft home backs onto private green space & offers exceptional indoor and outdoor living. Extensively renovated with permits, the main floor features over 2,100 sq. ft. of living space, including a updated kitchen with a custom hydraulic pass-through window & bar seating that opens onto the balcony. Upstairs offers 4 bedrooms, including 2 with private ensuites & another full bathroom. The bright walkout basement includes a fully self-contained 2-bedroom suite with separate entrance, private laundry, updated kitchen & a covered patio leading directly to the pool area. Enjoy year-round entertaining on the partially covered 27' x 17' deck and cedar pool deck. Additional upgrades includes new pool liner (2026), roof (2025), Navien tankless hot water (2024)