



Presented by:  
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**Active**  
**R3159708**  
Board: V  
Apartment/Condo

**19236 FORD ROAD**

Pitt Meadows  
Central Meadows  
V3Y 2K1

Residential Attached

**\$484,900** (LP)

(SP)



|                                                             |                                     |                                  |
|-------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                  | If new, GST/HST inc?:               | Original Price: <b>\$484,900</b> |
| Meas. Type:                                                 | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1990</b>  |
| Frontage(feet):                                             | Bathrooms: <b>2</b>                 | Age: <b>36</b>                   |
| Frontage(metres):                                           | Full Baths: <b>1</b>                | Zoning: <b>RM-4</b>              |
| Depth / Size (ft.):                                         | Half Baths: <b>1</b>                | Gross Taxes: <b>\$3,302.45</b>   |
| Sq. Footage: <b>0.00</b>                                    |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain:                                                | P.I.D.: <b>016-817-168</b>          | Tax Inc. Utilities?:             |
| View:                                                       |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>Emerale Park</b>                       |                                     |                                  |
| First Nation:                                               |                                     |                                  |
| Services Connctd: <b>Electricity, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                           | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Slab**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Metal, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **STRATA LOT 35, PLAN NWS3394, 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: **Bike Room, Elevator**

Site Influences:  
Features:

Finished Floor (Main): **1,223**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,223 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,223 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Wynford**  
Maint Fee: **\$455.86**  
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Tot Units in Strata: **47** Locker: **Yes**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-261-0285**  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **1**  
# of Rooms: **6**

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

# of Pets: **1** Cats: **Yes** Dogs: **No**

| Floor | Type            | Dimensions    | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|---------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen         | 11'1" x 9'11" |       |      | x          | 1    | Main  | 5           | Yes      |
| Main  | Living Room     | 15'1" x 12'2" |       |      | x          | 2    | Main  | 2           | No       |
| Main  | Dining Room     | 10'8" x 8'7"  |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 13'5" x 14'3" |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 8'11" x 14'3" |       |      | x          | 5    |       |             |          |
| Main  | Laundry         | 10'3" x 7'8"  |       |      | x          | 6    |       |             |          |
|       |                 | x             |       |      | x          | 7    |       |             |          |
|       |                 | x             |       |      | x          | 8    |       |             |          |

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

**OPEN HOUSE Sat Aug 30 12-2pm. Top-floor corner unit with stunning north-facing views of Golden Ears Mountain. Kitchen features new cabinetry, quartz countertops with under mount sink, stylish backsplash & updated flooring. Bright living room with new flooring opens to a private balcony, perfect for relaxing. Both bedrooms feature new carpet, including a spacious primary with walk-in closet & access to a renovated 5-piece cheater ensuite with double vanity, soaker tub & separate shower. Updates over the past 5 years include paint, flooring, and fixtures, plus a refreshed laundry room with custom built-ins, new washer/dryer, and flooring (2022). Excellent layout that shows beautifully. Includes 1 parking and 1 storage locker. Some Pics have been digitally staged**