

Presented by:
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Pitt Meadows, Central Meadows Residential Detached
11824 189A ST, V3Y 2P4 **MLS# V804402** **Active**



List Price: \$649,800

Complex/Subdiv:

Frontage:	Bedrooms:	5	PID:	018-290-302
Depth/Size:	Bathrooms:	3	Type:	House/Single Famil
Lot Area SqFt: 6039.00	Full Baths:	3	Approx Yr Blt:	1995
Rear Yard Exp:	Half Baths:	0	Age at List Date:	15
Meas Type: Feet	If New GST Incl:	Yes	Taxes:	\$4,245 (2009)
Flood Plain:	Zoning:	RES		

View: Y - PANORAMIC VIEW OVER PARK - UNOBSTRUCTED
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer

Style of Home:	Basement Entry, 2 Storey	Total Parking:	5	Covered Parking:	4
Construction:	Frame - Metal, Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Mixed, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Wood	Possession:	TBA		
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed, Tile	Seller's Interest:	Registered Owner	Mortgage Info:	\$0
Water Supply:	City/Municipal				
Heat/Fuel:	Forced Air				
No. of Fireplaces:	4	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard, S				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL LMP10796 LT 7 BLK 5 LD 36 SEC 1 RNG N1 MER E MERIDIAN ECM.
 Amenities:
 Site Influences: Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Cul-de-Sac
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Jetted Bathtub, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'	Below	Kitchen	15' X 9'10			X
Main F.	Kitchen	16'6 X 11'	Below	Bedroom	14'10 X 12'8			X
Main F.	Dining	12' X 9'	Below	Bedroom	14'4 X 12'8			X
Main F.	Family Room	15' X 15'			X			X
Main F.	Master Bedroom	15'6 X 14'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Eating Area	6' X 8'			X			X
Main F.	Bedroom	14' X 10'			X			X
Main F.	Patio	12' X 6'			X			X
Below	Living Room	20'8 X 15'6			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,869	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,672	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,541	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	3,541		7
			8

Listing Broker(s): CanadaBestBuys.com

Gorgeous custom build in a fantastic location. You'll have all the room you need in this meticulously cared for and updated home with unobstructed panoramic southern views over a blueberry farm and park. Large updated open concept kitchen with high end appliances. Entertain guests on deck just steps off the kitchen and enjoy afternoon BBQ's in the private fully fenced and sunny back yard. Large unauthorized one bedroom suite. Mortgage payment from only \$959.74 per month with 20% down, after deducting rent. Based upon best 5 yr var rate, 35am OAC. Inquire about other financing options. This one of a kind special home is sure to sell quickly so call today to book a showing.