



Presented by:

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**Active**  
**R2671622**  
Board: V  
Apartment/Condo

## 204 12525 190A STREET

Pitt Meadows  
Mid Meadows  
V3Y 0E1

Residential Attached

**\$650,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$650,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2011</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>11</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-5</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,019.61</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>028-733-819</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Greenbelt, Trees</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Cedar Downs</b>		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 14, BLOCK 6N, PLAN BCS4294, SECTION 25, RANGE 1E, 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 V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	<b>921</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>921 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>921 sq. ft.</b>

Units in Development:	<b>274</b>	Tot Units in Strata:	<b>Locker: Yes</b>
Exposure:		Storeys in Building:	<b>4</b>
Mgmt. Co's Name:	<b>Profile Properties Ltd</b>	Mgmt. Co's #:	<b>604-464-7548</b>
Maint Fee:	<b>\$375.53</b>	Council/Park Apprv?:	
Maint Fee Includes:	<b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b>		

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'10 x 8'8			x	1	Main	4	No
Main	Living Room	19'1 x 11'2			x	2	Main	5	Yes
Main	Master Bedroom	11'9 x 10'4			x	3			
Main	Bedroom	11'11 x 10'7			x	4			
Main	Foyer	6'10 x 4'			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Evergreen West Realty**

**This spacious, corner 2-bedrooms, 2-bathrooms home will impress you. Situated on the quiet southwest side of the complex, all windows are facing green space of Maclean Park w/ tall evergreens & a playground. This corner unit w/ A/C features large open concept kitchen, dining area, bright living room & west facing covered patio. Sunlit master bedroom w/huge windows, his & hers walk-in closet & beautiful spa-inspired ensuite w/heated tile floors. Adjacent to the kitchen is a cute laptop nook & storage closet. Second bedroom w/walkthrough closet & access to the main bath. 2 tandem parking stalls & storage locker. Well maintained complex w/gym & amenities room. Rentals allowed & 2 pets are welcome. Walk to Starbucks, movie theatre and shops. Close to W.C. Express and Golden Ears Bridge.**