



Presented by:
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Active **409 19677 MEADOW GARDENS WAY** Residential Attached
R2671604 Pitt Meadows **\$550,000** (LP)
 Board: V North Meadows PI (SP)
 Apartment/Condo V3Y 0A2



Sold Date: If new, GST/HST inc?: Original Price: **\$550,000**
 Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **2007**
 Frontage(feet): Bathrooms: **1** Age: **15**
 Frontage(metres): Full Baths: **1** Zoning: **APT**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,946.20**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **027-120-392** Tax Inc. Utilities?: **No**
 View: **Yes : Golf Course, Mountains** Tour: **Virtual Tour URL**
 Complex / Subdiv: **THE FAIRWAYS**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Penthouse** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding**
 Exterior: **Mixed, Vinyl** Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: **Partly** Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: **2019** Fixtures Leased: **:**
 Fireplace Fuel: **Electric** Rain Screen: Fixtures Rmvd: **Yes: TV Mount and TV in the Living Room**
 Fuel/Heating: **Electric** Metered Water: Floor Finish: **Laminate, Mixed, Tile, Carpet**
 Outdoor Area: **Patio(s), Rooftop Deck** R.I. Plumbing: **:**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 258, PLAN BCS2427, DISTRICT LOT 224, 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 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room, Storage**
 Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Windows - Thermo**

Finished Floor (Main): 949	Units in Development: 268	Tot Units in Strata: Locker: Yes
Finished Floor (Above): 0	Exposure: Southeast	Storeys in Building: 4
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060
Finished Floor (Below): 0	Maint Fee: \$356.36	Council/Park Apprv?: No
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal	
Finished Floor (Total): 949 sq. ft.		
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	
Grand Total: 949 sq. ft.	Restricted Age: # of Pets: 1	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed: 20%	
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No	
Crawl/Bsmt. Ht: # of Levels: 0	Short Term Lse-Details:	
# of Kitchens: 1	# of Rooms: 7	

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 12'			x	1	Main	4	No
Main	Kitchen	11'1' x 10'			x	2			
Main	Dining Room	8' x 6'			x	3			
Main	Patio	11' x 10'			x	4			
Above	Den	13'3' x 5'			x	5			
Above	Loft	8'5' x 5'			x	6			
Above	Patio	13' x 12'5'			x	7			
					x	8			

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

Unique 2-level penthouse with a loft, offering breathtaking, unobstructed views of picturesque Meadow Gardens Golf Club & mountains. This extremely spacious almost 950 sf 1 bedroom + den home has 2 spacious outdoor spaces. It was born for entertaining. Kitchen w/maple shaker cabinets, S/S appliances, granite countertops & breakfast bar. Living room w/modern stone wall & built-in electric fireplace. The adjacent, very private covered patio. Big master bedroom w/walk-in closet and main bathroom. Upstairs flex space & den/loft area that opens onto this gorgeous, private patio with scenic vistas of green space, ponds & mountains. Upgrades include paint, floorings & most of the appliances. Excellent complex w/resort style amenities. Meadowtown Shopping, W.C.Express & Golden Ears Bridge.