

Presented by: **Jason Dryburgh PREC\***

Keller Williams Elite Realty  
Phone: 604-465-1850  
https://MRKTrealtors.com  
jason@mrktrealtors.com



**Active**  
**R2454042**  
Board: V  
House/Single Family

**19420 123 AVENUE**  
Pitt Meadows  
Mid Meadows  
V3Y 2K3

Residential Detached  
LP  
(SP) **M**



Sold Date: Frontage (feet): **0.00** Original Price:  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**  
Depth / Size: Bathrooms: **3** Age: **31**  
Lot Area (sq.ft.): **6,479.00** Full Baths: **2** Zoning: **RS**  
Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$5,199.64**  
Rear Yard Exp: **South** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-905-280**  
Tour:

View: **Yes: PRIVATE SUNNY YARD**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Stone, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly** Reno. Year:  
# of Fireplaces: **2** R.I. Plumbing:  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal** Metered Water:  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **Walk** Dist. to School Bus: **Walk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **Yes: TAGGED ROSE BUSH/HYDRANGIA TO BE REPLACED / LAMP**  
Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 5, PLAN NWP78960, DISTRICT LOT 261, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'4 x 6'0	Above	Bedroom	13'6 x 10'7			x
Main	Living Room	13'3 x 19'7	Main	Master Bedroom	13'11 x 13'5			x
Main	Dining Room	12'0 x 11'11			x			x
Main	Kitchen	10'1 x 12'1			x			x
Main	Eating Area	10'5 x 8'2			x			x
Main	Family Room	16'11 x 16'0			x			x
Main	Laundry	9'10 x 9'0			x			x
Above	Flex Room	8'0 x 10'4			x			x
Above	Bedroom	9'10 x 9'11			x			x
Above	Bedroom	9'11 x 13'5			x			x

Finished Floor (Main):	<b>1,593</b>	# of Rooms:	<b>12</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>765</b>	# of Kitchens:	<b>1</b>		2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>		3	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		4				Pool:
Finished Floor (Total):	<b>2,358 sq. ft.</b>	Crawl/Bsmt. Height:	<b>4'</b>		5				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>4</b>				Grg Dr Ht:
Grand Total:	<b>2,358 sq. ft.</b>	Basement:	<b>Crawl</b>		6				
					7				
					8				

Listing Broker(s): **Keller Williams Elite Realty**

**BEST OF SOMERSET. The Perfect Mix! RARE Semi Culdesac Setting+Well Loved Family Home - Away from the Train 1-PLAN. Well Appointed 2358ft, 2 Level Home a Perfect Mix of Open Concept to Traditional Space. Spacious MASTER BED on the Main+Large Ensuite. Above-3 Beds+Flex Area. Bright+Airy Spacious Living, Oversized Windows to Yard+Flat Patio Entry. Wide Garage for Storage+Deep Driveway for Toys 2-CARE. Good Bones - H/W(2014), Updated Plumbing(2014), Cherry+H/W Flrs+Laminate. Freshly Landscaped in Front 3-YARD. 6479ft of Serene SOUTH Exp Privacy. Greenthumb's Dream-Thriving Gardens+Shed. Space for the Kids to Play 4-LOCATION. Footsteps to WCE+Transit, Schools, Shopping, Parks WITHOUT backing onto Train or Mall 5-PRIME. Renowned, Low Turnover, Mature Family S/D. Tucked in Back of Culdesac Loop.**

RED Full Public  
The enclosed information, while deemed to be correct, is not guaranteed.  
PREC\* indicates 'Personal Real Estate Corporation'.  
05/06/2020 01:22 PM



**19420 123 AVENUE | PITT MEADOWS**

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



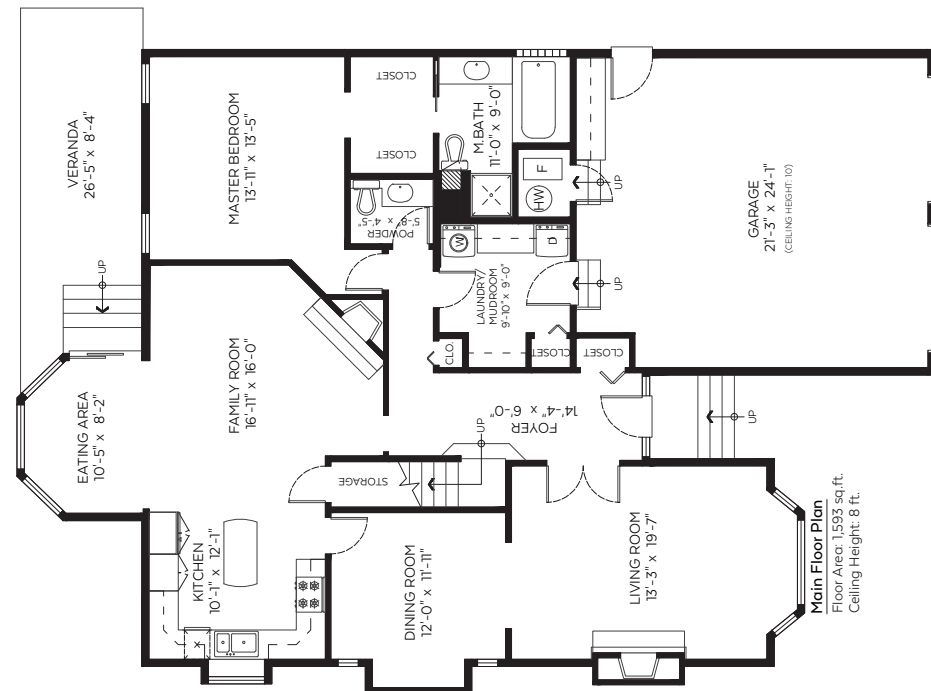
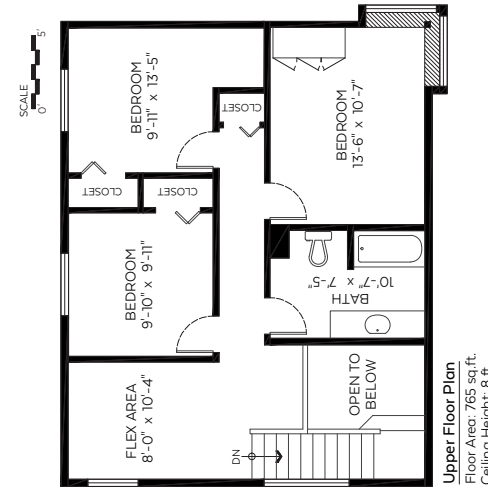
19420 123 AVENUE | PITT MEADOWS  
604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



**Jason Dryburgh**  
MRKT. Real Estate Group  
604.839.3004  
jason@MRKTrealtors.com

19420 123 Avenue,  
Pitt Meadows, B.C.  
Main Floor: 1,593 sq.ft.  
Upper Floor: 765 sq.ft.  
**Total: 2,358 sq.ft.**  
**Auxiliary Area**  
Garage/Utilities: 554 sq.ft.  
Veranda: 201 sq.ft.  
Storage: 87 sq.ft.

CEILING HEIGHT (7'-4")  
STORAGE  
9'-5" x 7'-4"  
UNFINISHED



Measured on: May 04, 2020  
The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2020. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.

