



Presented by:
Jason Dryburgh PREC*

Keller Williams Elite Realty
Phone: 604-839-3004
https://MRKTrealtors.com
jason@mrktrealtors.com



Active **R2579235** **18863 FORD ROAD** Residential Detached
Board: V Pitt Meadows **\$988,000** (LP)
House/Single Family Central Meadows (SP) **M**
V3Y 2K5



Sold Date: Frontage (feet): **0.00** Original Price: **\$988,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
Depth / Size: Bathrooms: **2** Age: **33**
Lot Area (sq.ft.): **6,023.00** Full Baths: **2** Zoning: **SF**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,886.78**
Rear Yard Exp: For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-304-891**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: **Completely** R.I. Plumbing:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**
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: **No**
Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 7, BLOCK 6N, PLAN NWP75371, SECTION 36, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 5'8 x 5'10 | | | x | | | x |
| Main | Living Room | 12'9 x 17'10 | | | x | | | x |
| Main | Dining Room | 14'0 x 8'4 | | | x | | | x |
| Main | Kitchen | 13'5 x 10'1 | | | x | | | x |
| Main | Master Bedroom | 10'11 x 12'11 | | | x | | | x |
| Main | Bedroom | 9'11 x 10'0 | | | x | | | x |
| Main | Bedroom | 9'8 x 10'7 | | | x | | | x |
| Main | Laundry | 7'11 x 7'0 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|----------------------|-----------------------|--------------|------|--|-------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,249 | # of Rooms: | 8 | Bath | | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 1 | | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | 2 | | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | | 3 | | | | | Pool: |
| Finished Floor (Total): | 1,249 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 5 | | | | | Grg Dr Ht: |
| Grand Total: | 1,249 sq. ft. | Basement: | Crawl | 6 | | | | | |
| | | Bedrooms in Basement: | 3 | 7 | | | | | |
| | | | | 8 | | | | | |

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

LUXURY.RANCHER.DREAM. Highlights of a RARE+INCREDIBLE home..SPACE. 1249ft bright&airy RANCHER that lives MUCH LARGER. Stunning open concept w/spacious living+dining, gorgeous open Chef's Kitchen open to expansive outdoor space. 3 spacious beds inc/beautiful master bed w/ensuite. Plenty of storage-5ft crawl! Boat parking. CUSTOM. Gorgeous HIGH QUALITY overhaul top-bottom...Rich floors, designer lighting, spa baths, A/C, vinyl windows, luxurious kitchen w/quartz+premium apps+custom cabinetry. Immaculate pride-move in+enjoy! ENTERTAIN. 6023ft private yard w/hedged front, 661ft custom patio w/privacy screens, gas BBQ, sunken hot tub, lighting+more. Garden w/sprinklers! LOCATION. Amazing setting-quiet end of Ford. Close to shopping, WC Express, dyke trails. Commute w/o train waits via Bridge!

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18863 FORD ROAD | PITT MEADOWS

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



MRKT.
REAL ESTATE GROUP

JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION

604-839-3004 jason@MRKTrealtors.com

OWN
YOUR
MARKET

18863 Ford Road,
Pitt Meadows, B.C.

Main Floor: 1,249 sq.ft.

Auxiliary Area

Garage: 385 sq.ft.
Deck: 661 sq.ft.

