



List Price: \$249,900 Previous Price:
 Original Price: \$249,900

Subdiv/Complex:
 Frontage: Approx Yr Bld: 1990 PID: 014-810-298
 Depth/Size: Type: Townhouse
 Lot SqFt: 0 Age at List Date: 25 Zoning: RM1
 Exposure: Bedrooms: 4 Taxes: \$2,680 (2014)
 Stories in Bldg: Bathrooms: 2 If New GST/HST Incl:
 Flood Plain: No Full Baths: 2 Tax Incl Utils: No
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd: N
 Fixt Removed: N
 View: N

Style of Home:	2 Storey w/Bsmt., 4 Level Split	Total Parking:	1	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Single		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)	Property Disclosure:	N - COURT ORDER SALE		
Mngmt Co:	FRASER PROPERTY MGMT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-466-7021	Maint Fee:	\$192.00		

Maint Charge Incl: Gardening, Management, Snow removal

Legal: PL NWS3072 LT 6 DL 283 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T
 Amenities: In Suite Laundry
 Features Incl:

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'10 X 14'4						
Main F.	Kitchen	10'4 X 11'5						
Main F.	Dining	7'7 X 12'8						
Above	Master Bedroom	12'2 X 14'4						
Above	Bedroom	10'3 X 10'4						
Above	Bedroom	11' X 14'6						
Bsmt	Recreation Room	7'11 X 19'9						
Bsmt	Laundry	4' X 9'8						
Bsmt	Storage	7' X 7'						
Bsmt	Bedroom	11' X 14'6						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	Basement Area:	Fully Finished	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) RE/MAX Performance Realty

Court Order Sale in Pitt Meadows. 2 Level with basement townhome. 1816 sq ft of living space. Features include 4 bdrms, large rec room and 2 full baths, in suite laundry. South facing backyard backing onto a park. Close to all amenities.



List Price:	\$262,500	Previous Price:	
		Original Price:	\$262,500
Subdiv/Complex: MEADOW ESTATES			
Frontage:		Approx Yr Bld:	1983
Depth/Size:		PID:	001-947-834
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	32
Stories in Bldg:		Zoning:	RM2
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	1
View:	Y - SKYDIVERS		
		Taxes:	\$2,687 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	
		Apprvl Reqd:	

Style of Home:	3 Storey, Inside Unit	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Tandem		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	3 BLKS
Renovations:	Other	Units in Development:	55	Total Units in Strata:	55
Flooring:	Mixed, Tile, Vinyl/Linoleum	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard	Property Disclosure:	N - OWNER DOES NOT LIVE THERE		
Mngmt Co:	FRASER PROPERTY MANAGMENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-466-7021	Maint Fee:	\$253.21		

Maint Charge Incl:	Management
Legal:	PL NWS1779 LT 25 BLK 6 LD 36 SEC 36 RNG N1 MER E MERIDIAN ECM, TOGETHER WITH AN INTEREST IN THECOM
Amenities:	Playground, Storage
Features Incl:	
Site Influences:	Gravel Road, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 10'4						
Main F.	Dining	10' X 7'6						
Main F.	Living Room	14'8 X 10'						
Above	Master Bedroom	11'10 X 11'7						
Above	Bedroom	12'8 X 8'3						
Above	Bedroom	10'8 X 8'7						
Below	Family Room	17' X 11'7						
Below	Laundry	0' X 0'						
Below	Foyer	0' X 0'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	648	Finished Levels:	3	1	3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	407	Basement Area:	Crawl	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	469			3	2 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,524	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	1,524	# or % Rentals:		7	
				8	

Listing Broker(s): (1) RE/MAX Results Realty (MplRdg)

Great, family-oriented complex and a family-size unit. This 1524 sq.ft. floor plan features a huge family room away from the rest of the living space (great space for teens) and it has a sliding door to pet-friendly, fenced, west-facing yard. 3 bdrms, 2 1/2 baths, 2 sundecks one off master bdrm, one off living room, room for second vehicle on driveway in front of garage. Complex has approx. 5 yr old roof and windows were new in 2013. It's a short walk to elementary school, rec-center, library, pub, shopping and West Coast Express. Needs lots of TLC, flooring, paint, etc. and priced with that in mind.