



RAMIREZ REAL ESTATE

GREAT FAMILY HOME CLOSE TO SCHOOLS & RECREATION

11567 196B STREET | PITT MEADOWS | V3Y 1P2



4 BEDROOMS

3 BATHROOMS

2,317 SQ FT

RECREATION/SCHOOLS NEARBY

DESCRIPTION

This home has been lovingly cared for by the same owners for over 40 years. This 4 bedroom, 3 bath home boasts over 2,300 square feet of living space on a large 7,200 square foot lot backing onto Bonson Park. Features include a fully fenced yard, RV parking, garage, covered back deck, loads of additional parking and could be easily suited in the basement for the in-laws. All this located close to the rec centre, ice rink, tennis (& new pickleball) courts, sports fields, shopping, restaurants and walking distance to Pitt Meadows Secondary School & Davie Jones Elementary. A commuters dream with easy access to Golden Ears Bridge & Highway 1.

SPECIFICATIONS

STYLE OF HOME:	SPLIT ENTRY
YEAR BUILT:	1973
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



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Presented by:

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Active
R2720783
Board: V
House/Single Family

11567 196B STREET

Pitt Meadows
South Meadows
V3Y 1P2

Residential Detached

\$1,149,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,149,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1973
Frontage(feet): 0.00	Bathrooms: 3	Age: 49
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,870.24
Lot Area (sq.ft.): 7,200.00	Rear Yard Exp: West	For Tax Year: 2021
Lot Area (acres): 0.17	P.I.D.: 006-353-525	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Overlooking Bonson Park		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Split Entry**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed, Carpet**

Legal: **LOT 887, PLAN NWP41944, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

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

Finished Floor (Main):	1,177	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3 x 14'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'6 x 10'2			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'6 x 10'5			x	Main 2
Finished Floor (Basement):	1,140	Main	Master Bedroom	13'9 x 11'2			x	Bsmt 3
Finished Floor (Total):	2,317sq. ft.	Main	Bedroom	12'2 x 9'4			x	
Unfinished Floor:	0	Main	Bedroom	12'2 x 9'0			x	
Grand Total:	2,317sq. ft.	Bsmt	Bedroom	12'0 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Recreation Room	24'10 x 13'7			x	
		Bsmt	Laundry	11'6 x 7'8			x	
		Bsmt	Foyer	6'4 x 5'0			x	
Suite: None				x			x	
Basement: Full				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

This home has been lovingly cared for by the same owners for over 40 years. This 4 bedroom, 3 bath home boasts over 2300 square feet of living space on a large 7200 square foot lot backing onto Bonson Park. Features include a fully fenced yard, RV parking, garage, covered back deck, loads of additional parking and could be easily suited in the basement for the in-laws. All this located close to the rec centre, ice rink, tennis (& new pickleball) courts, sports fields, shopping, restaurants and walking distance to Pitt Meadows Secondary School & Davie Jones Elementary. A commuters dream with easy access to Golden Ears Bridge & Highway 1. Book your private showing today!!