



RAMIREZ REAL ESTATE

RENOVATED HOME WITH LARGE, PRIVATE YARD

11579 197B STREET | PITT MEADOWS | V3Y 1N9



3 BEDROOMS

3 BATHROOMS

2,289 SQ FT

CENTRAL LOCATION & LARGE YARD

DESCRIPTION

This home has been lovingly cared for & extensively renovated by its current family. The bright/open floor plan is perfect for entertaining & includes laminate flooring, newer kitchen with lots of storage, all 3 bathrooms renovated, fresh paint & lighting throughout & cozy gas fireplace in the living room. This home boasts over 2,300 square feet of living space on a large 7300 square foot corner lot. Features include a fully fenced yard, underground irrigation, A/C, RV parking, 2 car garage, large back deck, dog run, loads of additional parking and BONUS HOBBY SHOP with power/heat & custom cabinetry. All this located close to the rec centre/rink/courts/sports fields, shopping, etc plus walking distance to all levels of school. Easy access to Golden Ears & Pitt River Bridges for commuting.

SPECIFICATIONS

STYLE OF HOME:	SPLIT ENTRY
YEAR BUILT:	1974
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	SHOPPING/REC NEARBY

KW ELITE REALTY
KELLER WILLIAMS

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Presented by:
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Active
R2742150
Board: V
House/Single Family

11579 197B STREET

Pitt Meadows
South Meadows
V3Y 1N9

Residential Detached

\$1,149,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,199,900
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1974
Frontage(feet): 0.00	Bathrooms: 3	Age: 49
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$4,772.54
Lot Area (sq.ft.): 7,305.00	Rear Yard Exp: West	For Tax Year: 2021
Lot Area (acres): 0.17	P.I.D.: 002-402-114	Tax Inc. Utilities?:
Flood Plain:		Tour:
View:		
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: **Mixed, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **LOT 947, PLAN NWP44777, DISTRICT LOT 280, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Workshop Attached**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,164	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'11 x 13'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'0 x 10'8			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	15'0 x 10'2			x	Main 3
Finished Floor (Basement):	1,125	Main	Primary Bedroom	12'8 x 12'1			x	Below 2
Finished Floor (Total):	2,289sq. ft.	Main	Bedroom	11'1 x 9'10			x	
Unfinished Floor:	0	Main	Bedroom	10'1 x 9'8			x	
Grand Total:	2,289sq. ft.	Bsmt	Recreation Room	17'10 x 12'1			x	
		Bsmt	Den	9'8 x 9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Laundry	11'9 x 6'2			x	
		Bsmt	Workshop	19'3 x 9'2			x	
Suite: None				x			x	
Basement: Full				x			x	
				x			x	
Crawl/Bsmt. Height: 8'	# 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**

Attention Investors: City has indicated they would support duplex or house with detached garden suite. This home has been lovingly cared for & extensively renovated by its current family. The bright/open floor plan is perfect for entertaining & includes h/w floors, newer kitchen, all 3 baths renovated, fresh paint & lighting throughout & cozy gas fireplace in the living room. Features include a fully fenced yard, underground irrigation, A/C, RV parking, 2 car garage, large back deck, dog run, loads of additional parking and HOBBY SHOP with power/heat & custom cabinetry. All this located close to the rec centre/rink/courts/sports fields, shopping, etc plus walking distance to all levels of school. Easy access to Golden Ears & Pitt River Bridges for commuting.