



RAMIREZ REAL ESTATE

CUSTOM HOME ON LARGE LOT

11635 BONSON ROAD | PITT MEADOWS | V3Y 1R7

\$1,499,000



5 BEDROOMS

5 BATHROOMS

3,030 SQ. FT.

10,872 SQ. FT. LOT

DESCRIPTION

Exquisite luxury in prime Pitt Meadows location. Stunning home features over 3000 square feet of custom craftsmanship on large lot (almost 11,000 square feet). This home has 5 bedrooms (3 with ensuites), 5 bathrooms, and tons entertaining space including home theatre with great connection to the covered deck and private backyard. The extra deep 3 bay garage is perfect for a car buff, welder, woodworker, etc and comes with 100 amp sub panel, 2 welding plugs, heavy duty workbench, epoxy coated floors, gas connection and much more. All this located close to all levels of school including French immersion, restaurants, shopping, theatres, Golden Ears Bridge & transit (West Coast Express). This home has too many extras to list.

SPECIFICATIONS

PROPERTY TYPE: RESIDENTIAL DETACHED

YEAR BUILT: 2017

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: RECREATION NEARBY



KW ELITE REALTY
KELLER WILLIAMS

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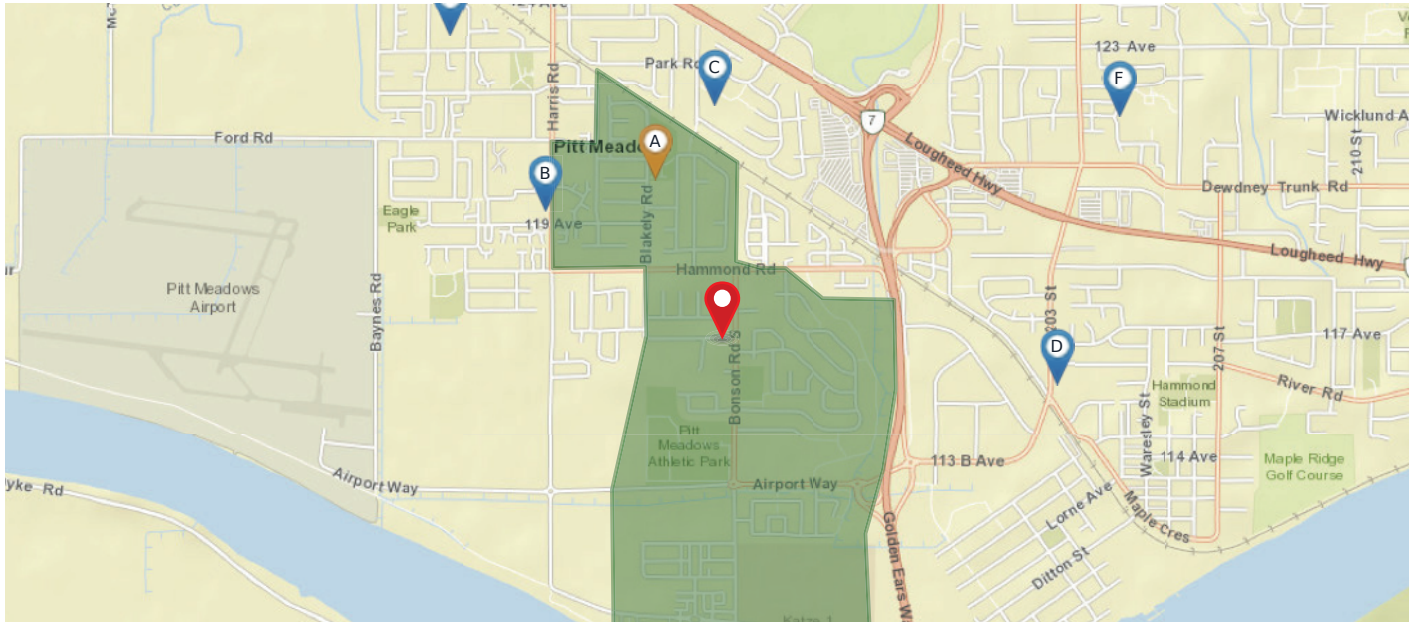
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NEARBY ELEMENTARY SCHOOLS



Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Davie Jones Elementary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Davie Jones	K - 7	3.6	n/a	868/955	n/a	Pitt Meadows	StrongStart	13 mins	1.1 km	3 mins	10 mins
B Pitt Meadows	K - 7	5.5	5.3	596/955	563/805	Pitt Meadows	Early French Immersion	18 mins	1.5 km	4 mins	6 mins
C Edith McDermott	K - 7	n/a	n/a	n/a	n/a	Pitt Meadows		19 mins	1.6 km	7 mins	15 mins
D Hammond	K - 7	n/a	n/a	n/a	n/a	Maple Ridge	Montessori; StrongStart	28 mins	2.3 km	4 mins	25 mins
E Highland Park	K - 7	4.6	3.9	759/955	765/805	Pitt Meadows	StrongStart	32 mins	2.6 km	5 mins	11 mins
F Maple Ridge Christian	K - 7	8.9	8.6	59/955	66/805	Maple Ridge	Independent Christian School	36 mins	2.8 km	6 mins	17 mins

KWELITE REALTY
KELLER WILLIAMS

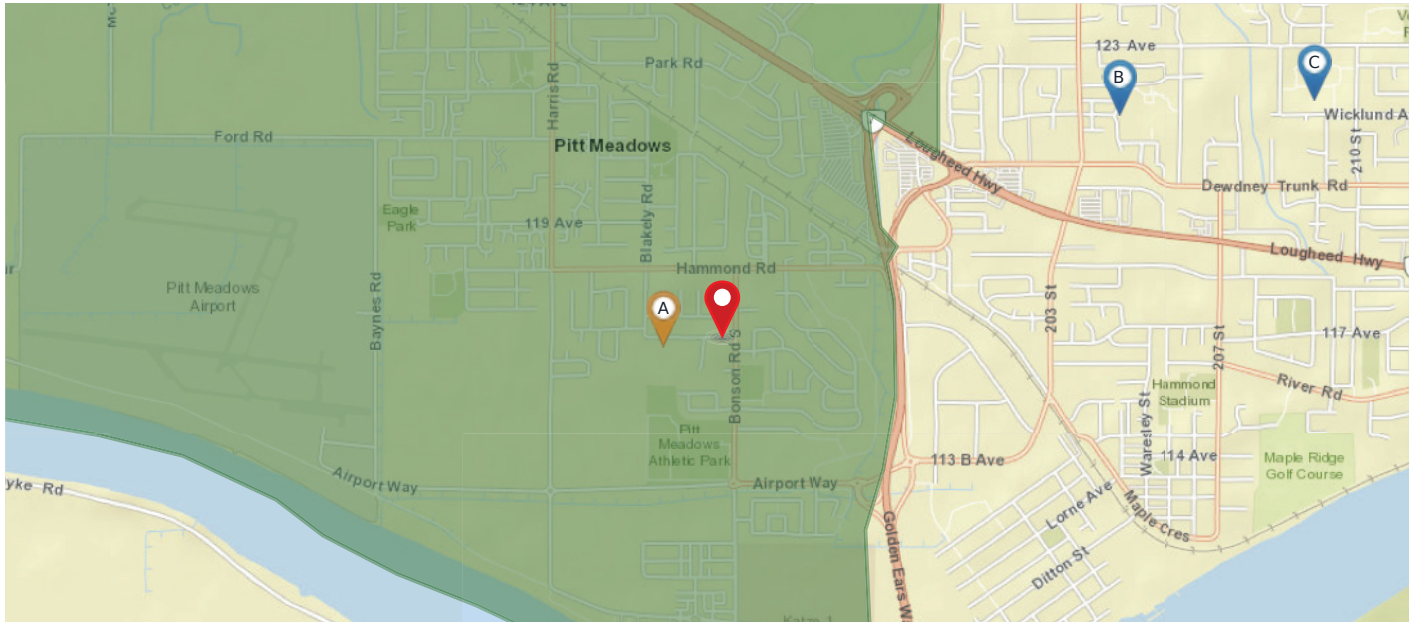
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NEARBY SECONDARY SCHOOLS



Legend: Subject Property Catchment School Other Schools

Secondary School Catchment: **Pitt Meadows Secondary** -

School's Name	Grades Covered	2017-2018 Rating	5-year Average Rating	2017-2018 Rank	5-year Average Rank	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Pitt Meadows	8 - 12	5.5	5.3	596/955	563/805	Pitt Meadows	French Immersion; AP Program; Hockey Academy	6 mins	0.5 km	2 mins	4 mins
B Maple Ridge Christian	8 - 12	8.9	8.6	59/955	66/805	Maple Ridge	Independent Christian School	36 mins	2.8 km	6 mins	17 mins
C Westview	8 - 12	5.4	5.3	617/955	563/805	Maple Ridge	AP Program; Soccer Academy	50 mins	4.0 km	8 mins	21 mins
D Maple Ridge	8 - 12	7.1	6.2	57/253	112/246	Maple Ridge	French Immersion; AP Program; Digital Arts Academy	1 hour 15 mins	5.9 km	11 mins	25 mins
E Walnut Grove	8 - 12	6.4	6.8	104/253	70/246	Langley	French Immersion; AP Program; EDGE Academy	2 hours 47 mins	13.4 km	12 mins	51 mins
F Pacific Academy	8 - 12	8.7	8.7	73/955	63/805	Surrey	Private Christian School; IB Program (DP)	3 hours 36 mins	17.3 km	13 mins	1 hour 39 mins

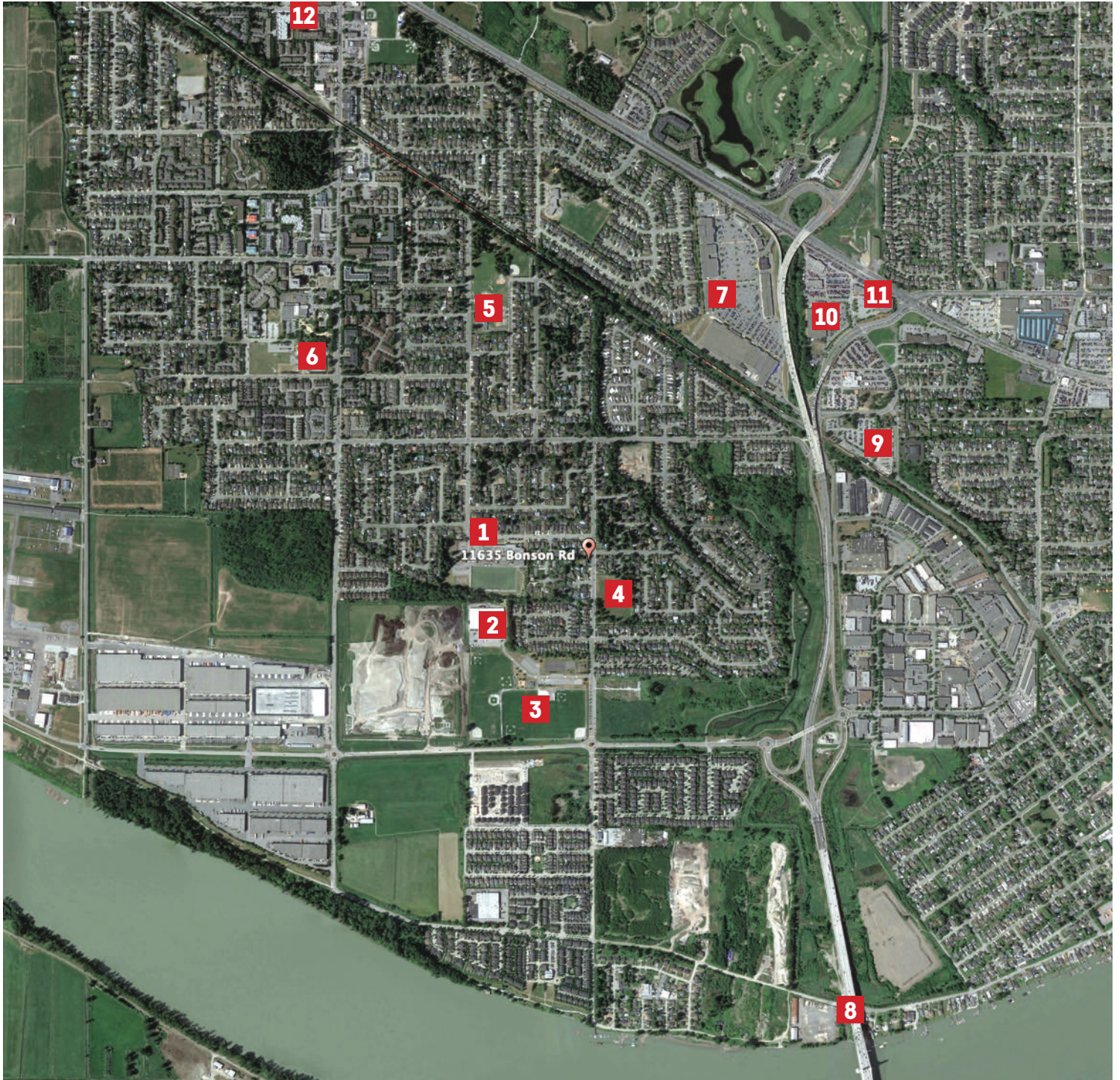
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- | | | | |
|-------------------------------------|----------------------------------|-----------------------------|-----------------------------|
| 1 Pitt Meadows Secondary | 4 Bonson Park | 7 Meadowtown Centre | 10 Canadian Tire |
| 2 Pitt Meadows Arena Complex | 5 Davie Jones Elementary | 8 Golden Ears Bridge | 11 Staples |
| 3 Pitt Meadows Athletic Park | 6 Pitt Meadows Elementary | 9 West Coast Express | 12 Meadowvale Centre |

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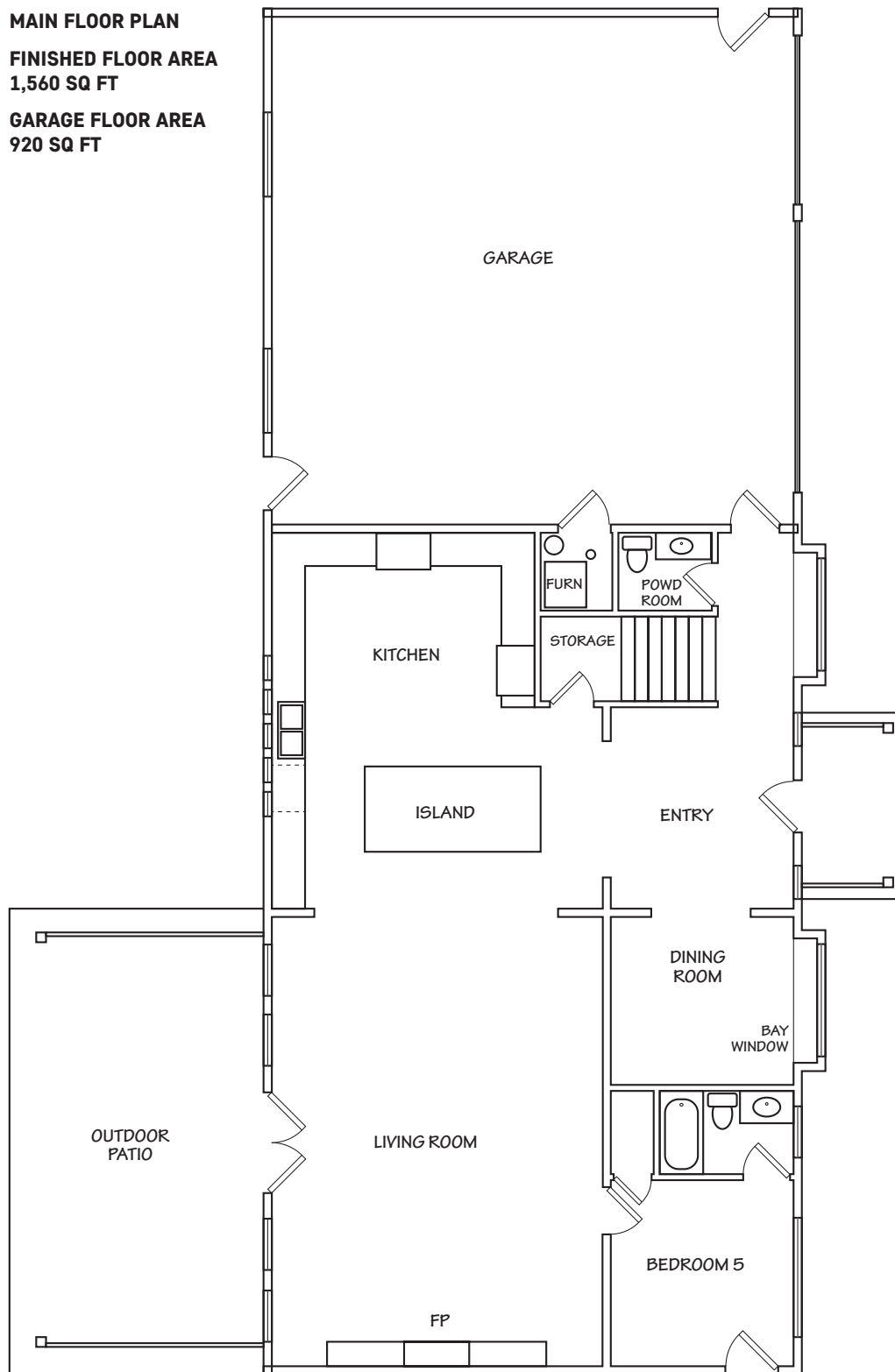


RAMIREZ REAL ESTATE

MAIN FLOOR PLAN

FINISHED FLOOR AREA
1,560 SQ FT

GARAGE FLOOR AREA
920 SQ FT



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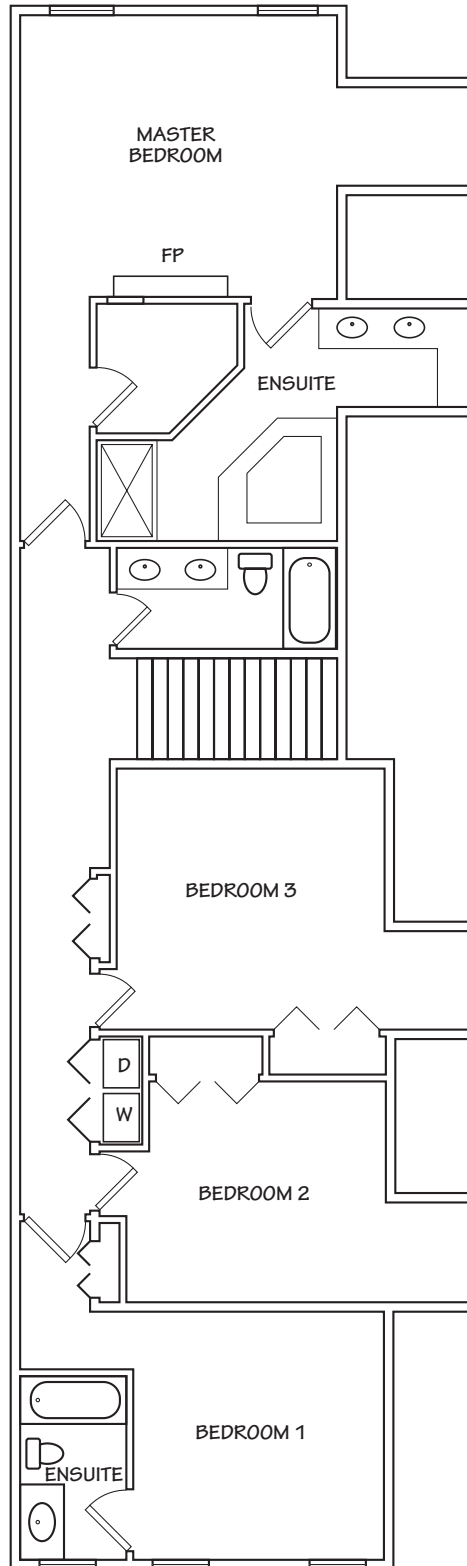
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RAMIREZ REAL ESTATE

UPPER FLOOR PLAN
1,470 SQ FT



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Active
R2385760
 Board: V
 House/Single Family

11635 BONSON ROAD
 Pitt Meadows
 South Meadows
 V3Y 1R7

Residential Detached
\$1,499,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,499,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2017
Depth / Size:	Bathrooms:	5	Age: 2
Lot Area (sq.ft.): 10,872.00	Full Baths:	4	Zoning: RES
Flood Plain:	Half Baths:	1	Gross Taxes: \$6,044.30
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 029-148-308
			Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type:

Style of Home: 2 Storey	Total Parking: 8	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Fibre Cement Board, Stone			
Foundation: Concrete Slab	Dist. to Public Transit: 1/2 Block	Dist. to School Bus: 1/2 Block	
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: Yes		
# of Fireplaces: 2	PAD Rental:		
Fireplace Fuel: Natural Gas	Fixtures Leased: No		
Water Supply: City/Municipal	Fixtures Rmvd: No		
Fuel/Heating: Forced Air	Floor Finish: Hardwood, Tile		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 2, PLAN EPP32091, DISTRICT LOT 282, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'6 x 19'6			x			x
Main	Kitchen	22' x 15'6			x			x
Main	Dining Room	10' x 11'			x			x
Main	Foyer	12' x 11'			x			x
Main	Bedroom	11' x 11'			x			x
Above	Master Bedroom	14' x 16'			x			x
Above	Master Bedroom	10'5 x 11'			x			x
Above	Bedroom	10' x 12'			x			x
Above	Bedroom	10'5 x 13'5			x			x
Above	Walk-In Closet	7' x 6'			x			x

Finished Floor (Main): 1,560	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,470	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Above	5	Yes	Pool:
Finished Floor (Total): 3,030 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz: 30x31
	Beds in Basement: 0	5	Above	5	No	Grg Dr Ht:
	Basement: None	6				
Unfinished Floor: 0		7				
Grand Total: 3,030 sq. ft.		8				

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

Exquisite Luxury in prime Pitt Meadows location. Stunning home features over 3000 square feet of custom craftsmanship on large lot (almost 11,000 square feet). This home has 5 bedrooms (3 with ensuites), 5 bathrooms, and tons entertaining space including home theatre with great connection to the covered deck and private backyard. The extra deep 3 bay garage is perfect for a car buff, welder, woodworker, etc and comes with 100 amp sub panel, 2 welding plugs, heavy duty workbench, epoxy coated floors, gas connection and much more. All this located close to all levels of school including French immersion, restaurants, shopping, theatres, Golden Ears Bridge & transit (West Coast Express). This home has too many extras to list. Book your private viewing today!!