



RAMIREZ REAL ESTATE

RANCHER NEAR MEADOW GARDENS GOLF CLUB

135-19639 MEADOW GARDENS WAY | PITT MEADOWS | V3Y 2T5



2 BEDROOMS

2 BATHROOMS

1,638 SQ FT

SHOPPING/RECREATION NEARBY

DESCRIPTION

Welcome to Dorado, a sought-after gated community in Pitt Meadows near Meadow Gardens Golf Club! This executive rancher boasts a smart layout with 2 bedrooms + den (easily a 3rd bedroom), 2 baths, and a 5-ft high crawl space spanning the home for ample storage. Enjoy vaulted ceilings, a cozy gas fireplace, and oversized windows that fill the kitchen and living areas with natural light. Highlights include composite decking in the backyard, and newer roof, furnace, central A/C and hot water tank. The spacious primary bedroom features a 5-piece ensuite, while the private, low-maintenance yard is perfect for entertaining. Rarely available—don't miss this gem!

SPECIFICATIONS

STYLE OF HOME: RANCHER/BUNGALOW

YEAR BUILT: 2000

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: A/C, GATED COMMUNITY



ROYAL LEPAGE **
ELITE West

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

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*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.



Presented by:
Julie Ramirez PREC*

Royal LePage Elite West
Phone: 778-385-3875
<http://www.bchomes4sale.ca>
info@ramirezrealestate.ca



Active
R2970887
Board: V
House/Single Family

135 19639 MEADOW GARDENS WAY

Pitt Meadows
North Meadows PI
V3Y 2T5

Residential Detached

\$1,319,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,349,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 2	Age: 25
Frontage(metres):	Full Baths: 2	Zoning: R-4
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,713.74
Lot Area (sq.ft.): 4,295.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.10	P.I.D.: 024-814-792	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View:	:	
Complex/Subdiv: Dorado		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **STRATA LOT 35, PLAN LMS4208, DISTRICT LOT 224, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

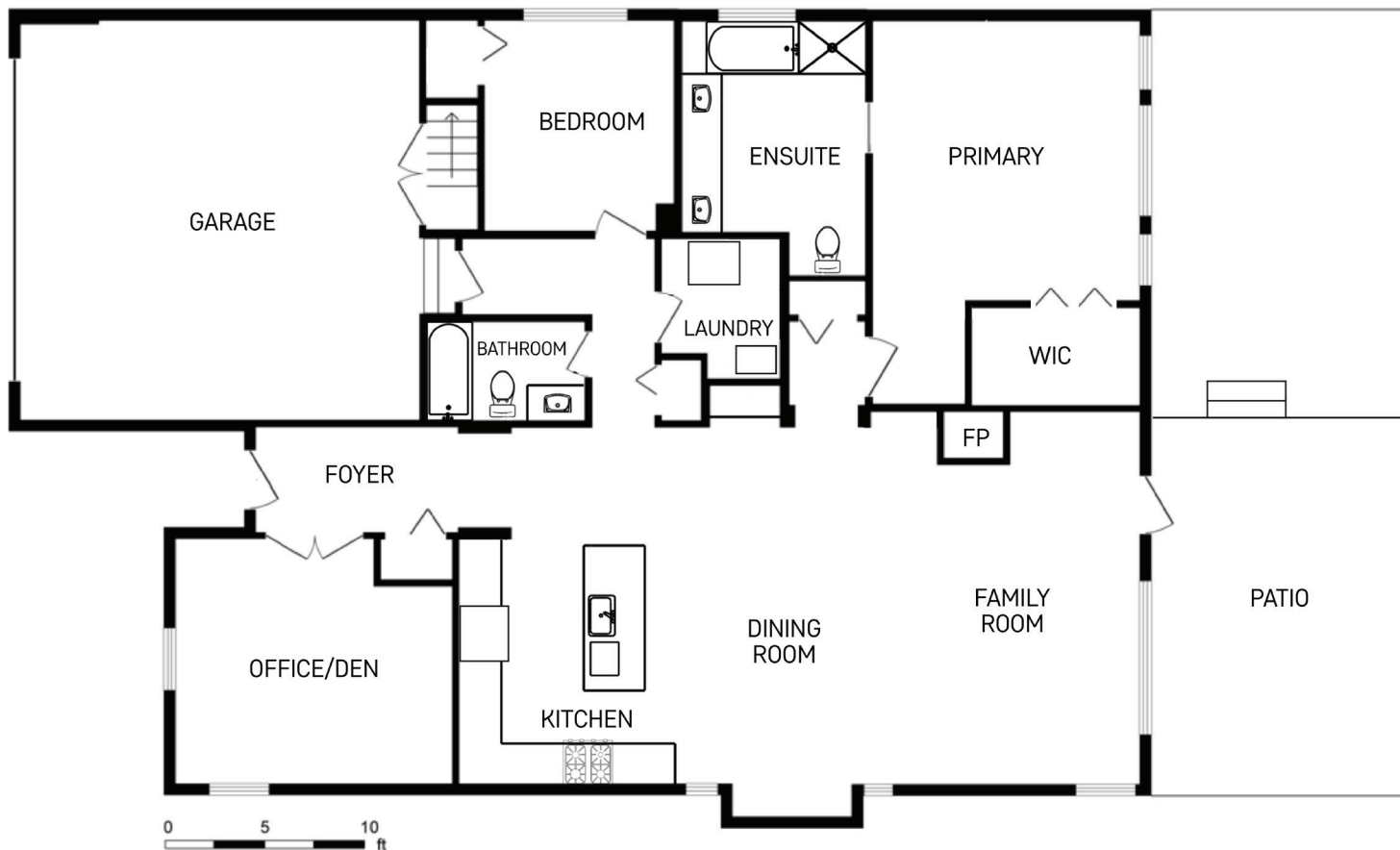
Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Gated Complex, Golf Course Nearby, Paved Road, Private Setting, Private Yard**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,638	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'8 x 14'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'2 x 10'0			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	18'8 x 13'4			x	Main 5
Finished Floor (Basement):	0	Main	Bedroom	10'9 x 9'6			x	
Finished Floor (Total):	1,638sq. ft.	Main	Bedroom	13'6 x 12'0			x	
Unfinished Floor:	0	Main	Laundry	7'0 x 5'6			x	
Grand Total:	1,638sq. ft.	Main	Foyer	10'4 x 5'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Crawl				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee: \$50.00				
		ByLaw Restrictions: No Restrictions						

Listing Broker(s): **Royal LePage Elite West**

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DORADO HOME FEATURES

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- ☒ **Newer Roof**
- ☒ **Newer Furnace**
- ☒ **Newer Central A/C**
- ☒ **Newer Hot Water Tank**
- ☒ **Composite Deck in backyard (no/low maintenance)**
 - ☒ **Automated/Electric Awning (back deck)**
 - ☒ **Natural Gas BBQ Hookup**
- ☒ **5 foot Crawl Space (spans footprint of house)**
 - ☒ **Security System**
 - ☒ **Gated Community**
- ☒ **Natural Gas Fireplace in Living Room**

