



RAMIREZ REAL ESTATE

WELCOME TO MCMYN MEWS

418-19091 MCMYN ROAD | PITT MEADOWS | V3Y 2S8



2 BEDROOMS

2 BATHROOMS

1,031 SQ. FT.

2 PARKING STALLS

DESCRIPTION

This spacious top floor 2 bedroom, 2 bathroom home has been meticulously cared for. The open floor plan boasts 9' ceilings plus vaulted ceilings in the living room with a breathtaking view of the Golden Ears Mountains & a cozy gas fireplace. The bright white kitchen has a breakfast bar & easy access to one of the two balconies. The bedrooms are conveniently separated from each other and includes a master bedroom with walk-in closet, large ensuite and private deck overlooking the courtyard. All of this conveniently located on the right side of the tracks and walking distance to West Coast Express, shopping, schools, rec centre, amenities, etc. There is also easy access to the Golden Ears & Pitt River Bridge. **BONUS:** 2 side by side parking stalls & storage locker.

SPECIFICATIONS

STYLE OF HOME:	CONDOMINIUM
YEAR BUILT:	1998
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	MOUNTAIN VIEWS



KW ELITE REALTY
KELLER WILLIAMS

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KW ELITE REALTY
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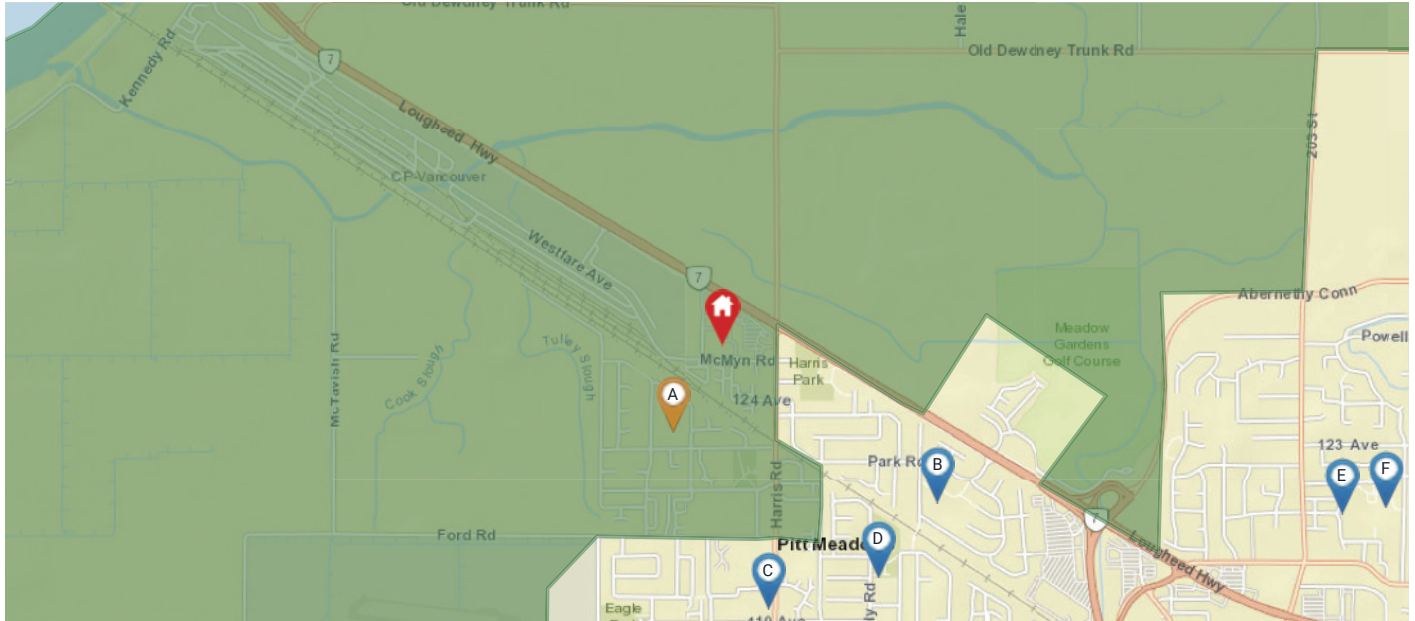
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NEARBY ELEMENTARY SCHOOLS



Legend: Subject Property Catchment School Other Schools

Elementary School Catchment: **Highland Park 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 Highland Park	K - 7	4.6	3.9	759/955	765/805	Pitt Meadows	StrongStart	15 mins	1.2 km	4 mins	15 mins
B Edith McDermott	K - 7	n/a	n/a	n/a	n/a	Pitt Meadows		20 mins	1.6 km	4 mins	20 mins
C Pitt Meadows	K - 7	5.5	5.3	596/955	563/805	Pitt Meadows	Early French Immersion	18 mins	1.4 km	4 mins	8 mins
D Davie Jones	K - 7	3.6	n/a	868/955	n/a	Pitt Meadows	StrongStart	24 mins	1.9 km	7 mins	16 mins
E Maple Ridge Christian	K - 7	8.9	8.6	59/955	66/805	Maple Ridge	Independent Christian School	44 mins	3.5 km	7 mins	23 mins
F Fairview	K - 7	4.4	n/a	789/955	n/a	Maple Ridge	Odyssey Program; StrongStart	50 mins	4.0 km	9 mins	23 mins

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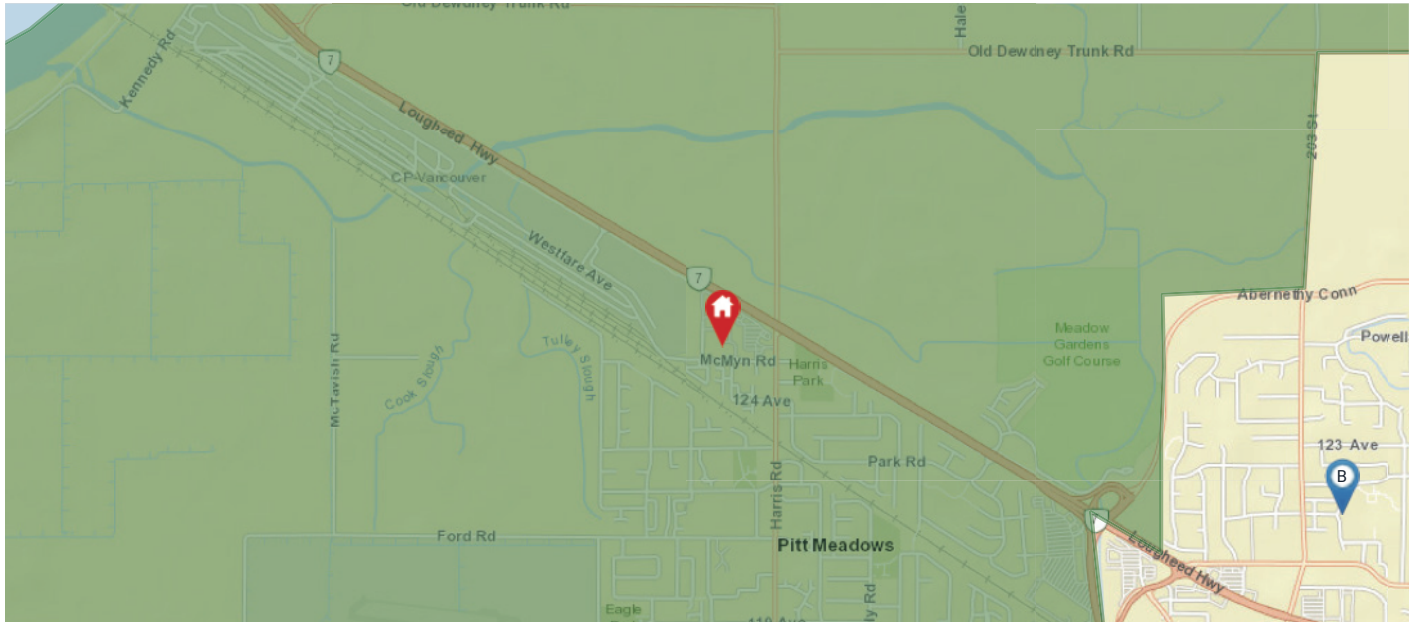
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NEARBY SECONDARY SCHOOLS



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	6.2	5.3	117/251	563/805	Pitt Meadows	French Immersion; AP Program; Hockey Academy	32 mins	2.6 km	7 mins	16 mins
B Maple Ridge Christian	8 - 12	4.2	8.6	42	66/805	Maple Ridge	Independent Christian School	44 mins	3.5 km	7 mins	23 mins
C Westview	8 - 12	3.6	5.3	234/251	563/805	Maple Ridge	AP Program; Soccer Academy	59 mins	4.6 km	9 mins	26 mins
D Archbishop Carney	8 - 12	7.6	7.7	36/251	28/246	Port Coquitlam	Catholic Independent School; AP Program	1 hour 11 mins	5.8 km	9 mins	18 mins
E Terry Fox	9 - 12	3.2	4.6	238/251	693/805	Port Coquitlam	AP Program	1 hour 17 mins	6.3 km	11 mins	26 mins
F Hope Lutheran	8 - 12	n/a	n/a	n/a	n/a	Port Coquitlam	Catholic Independent School	1 hour 10 mins	5.7 km	8 mins	15 mins

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Active
R2459880
 Board: V
 Apartment/Condo

418 19091 MCMYN ROAD

Pitt Meadows
 Mid Meadows
 V3Y 2S8

Residential Attached

\$459,900 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$459,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1998
Depth / Size (ft.):	Bedrooms: 2	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RES
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,826.71
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$372.52	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 024-286-630
Mgmt. Co's Name: Profile Properties		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: Yes: Golden Ears		
Complex / Subdiv: McMyn Mews		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Stone, Stucco, Vinyl			Locker: Y
Foundation: Concrete Perimeter	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen: Full	Units in Development: 70		Total Units in Strata: 70
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel: Gas - Natural	Fixtures Leased: No		
Fuel/Heating: Baseboard	Fixtures Rmvd: No		
Outdoor Area: Balcony(s)	Floor Finish: Laminate, Vinyl/Linoleum		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **STRATA LOT 70, BLOCK 6N, PLAN LMS3701, SECTION 25, RANGE 1E, 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: **Elevator, In Suite Laundry**

Site Influences: **Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 4'11			x			x
Main	Kitchen	7'11 x 10'			x			x
Main	Dining Room	9'5 x 11'			x			x
Main	Living Room	11'6 x 15'8			x			x
Main	Master Bedroom	10'6 x 14'			x			x
Main	Bedroom	9'6 x 11'			x			x
Main	Walk-In Closet	5'6 x 4'6			x			x
Main	Laundry	5'4 x 5'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,031	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,031 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,031 sq. ft.				7				
					8				

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

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