



Presented by:
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Active
R2462915
Board: V
Apartment/Condo

114 19122 122 AVENUE
Pitt Meadows
Central Meadows
V3Y 2N7

Residential Attached
\$499,800 (LP)
(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$499,800**
Meas. Type: Frontage (metres): Approx. Year Built: **1994**
Depth / Size (ft.): Bedrooms: **2** Age: **26**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**
Flood Plain: Full Baths: **2** Gross Taxes: **\$3,016.30**
Council Apprv?: Half Baths: **0** For Tax Year: **2019**
Exposure: **Southwest** Maint. Fee: **\$415.81** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-503-942**
Mgmt. Co's Name: **DWELL PROPERTY MANAGMENT** Tour: [Virtual Tour URL](#)
Mgmt. Co's Phone: **604-821-2999**
View: :
Complex / Subdiv: **EDGEWOOD MANOR**
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1/2 BLK**
Units in Development: **47**
Dist. to School Bus: **2 BLK**
Total Units in Strata: **47**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
Legal: **STRATA LOT 13, BLOCK 6, PLAN LMS1116, SECTION 36, RANGE 1E, MERIDIAN ECM, 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**
Amenities: **Bike Room, Club House, Community Meals, In Suite Laundry, Storage, Workshop Attached**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	13' x 7'6"			x			x
Main	Kitchen	10' x 8'			x			x
Main	Eating Area	8'1" x 6'2"			x			x
Main	Family Room	11' x 9'6"			x			x
Main	Master Bedroom	14'8" x 11'			x			x
Main	Bedroom	10'8" x 10'5"			x			x
Main	Walk-In Closet	7'6" x 7'			x			x
Main	Laundry	7' x 5'			x			x
		x			x			x

Finished Floor (Main):	1,259	# of Rooms: 9	# 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):	1,259 sq. ft.	# or % of Rentals Allowed: 0			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Grand Total:	1,259 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX LifeStyles Realty** **RE/MAX LifeStyles Realty**

Welcome to EDGEWOOD MANOR, one of Pitt Meadows most sought after buildings! This bright & spacious CORNER UNIT offers 1,259 sf. with 2 bedrooms, 2 bathrooms, a family room/den and eating area. 2 patios, one off the Master bedroom and the other overlooking a quiet green space. This unit is raised off the ground adding to your peace of mind! The south/west exposure ensures you can enjoy the covered decks from sun up to sun down! The Master Ensuite has a soaker tub and separate shower and there's plenty of room in the huge walk-in closet! Laundry room w/storage space plus a separate storage locker, bike locker & 2 parking spots directly across from elevator. Freshly painted throughout. Walk to W/C Express, shops, library, Medical, Senior Centre, pub & restaurants. Small Pets welcomed.



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Fraipont & Manyk Real Estate Team

RE/MAX LifeStyles Realty

22308 Dewdney Trunk Road, Maple Ridge, BC V2X 3J2



2 Beds | 2 Baths | 1,259 sq.ft.

Property Style:	Corner Unit
Type of Dwelling:	Condo
Year built:	1994
Taxes:	\$3,016.30
Maintenance Fee:	\$415.81

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