

Active

R2462915

Maint Fee Inc:

Legal:

Presented by:

Lorraine Manyk

RE/MAX LifeStyles Realty Phone: 604-466-2838



lorraine@rltylink.com

Board: \	/ ent/Condo	0				
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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: Lot Area (sq.ft.): 0.00 RM-4 Bathrooms: Zoning: Flood Plain: Full Baths: Gross Taxes: \$3,016.30 Council Apprv?: 2019 Half Baths: For Tax Year: Exposure: Southwest Tax Inc. Utilities?: No Maint Fee: If new, GST/HST inc?:

P.I.D.: **018-503-942** DWELL PROPERTY MANAGMENT Mamt. Co's Name: Tour: Virtual Tour URL

Parking Access: Side

Dist. to School Bus: 2 BLK

Total Units in Strata: 47

Mgmt. Co's Phone: **604-821-2999**

Complex / Subdiv: EDGEWOOD MANOR

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Sewer Type: City/Municipal

Style of Home: Corner Unit Total Parking: 2 Covered Parking: 2 Frame - Wood Parking: Garage; Underground Construction: Exterior: Vinvl Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: 1/2 BLK Rain Screen:

R.I. Plumbing:

Renovations: Water Supply: City/Municipal Metered Water: Fireplace Fuel: Gas - Natural R.I. Fireplaces:

Fuel/Heating: Baseboard, Electric, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: **Asphalt**

Units in Development: 47 Title to Land: Freehold Strata

of Fireplaces: 1

Property Disc.: No

Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish: Mixed

Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal 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

Bike Room, Club House, Community Meals, In Suite Laundry, Storage, Workshop Attached Amenities

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

Floor	Туре	Din	nensions	Floor	Туре		Dimensions	Floo	r Ty	pe	Dimensions
Main	Living Room	14	' x 12'				x				x
Main	Dining Room	13	3' 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 Bedroo	om 14'	8 x 11'				x				x
Main	Bedroom	10'	8 x 10'5				x				x
Main	Walk-In Close	et 7'	6 x 7'				x				x
Main	Laundry	7	'' x 5'				x				x
			X				X				x
Finished Floor	(Main):	1,259	# of Roo	ms: 9	# of Kitchens: 1	# of Levels:	1 Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor		O	Crawl/Bs	mt. Heig	ht:		1	Main	4	No	Barn:
Finished Floor	(Below):	0	Restricte	d Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor	(Basement):	0	# of Pets	s:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor	(Total):	1,259 sq. f	t. # or % o	of Rentals	Allowed: 0	•	4				Garage Sz:
	•		Bylaws:	Pets All	owed w/Rest.,	Rentals Not	5				Grg Dr Ht:
Unfinished Flo	or:	0	1	Allowed			6				3
Grand Total:		1,259 sq. f	t. Basemen	t: None			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.





Gary Fraipont & Lorraine Manyk

Professional Teamwork ~ Professional Results!

604-828-8634

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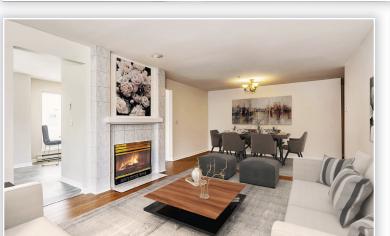
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Fraipont & Manyk Real Estate Team

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				











