



Presented by:  
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Pitt Meadows, VPICM (Central Meadows) Residential Detached  
**12430 188A ST** MLS # V868114 **Active**



List Price: \$475,800

Previous Price: Original Price: \$475,800      Complex/Subdiv:      Postal Code: V3Y 2H5

Frontage:      Type: HOUSE

Depth/Size:      Approx Yr Blt: 1989

Lot Area SqFt: 6,330      Bedrooms: 4      Age at List Date: 22

Rear Yard Exp: East      Bathrooms: 3      Zoning: SFD

Meas Type: Feet      Full Baths: 3      Taxes: \$3,782 /2010

Flood Plain: Yes      Half Baths: 0      If New GST Incl:

Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water      Occupancy: Vacant

View: No

Style of Home: Basement Entry	Total Parking: Covered Parking:
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Vinyl	
Rainscreen:	Dist to Public Trans: 3 BLKS      Dist to School Bus: 3 BLKS
Type of Roof: Asphalt	Possession: TBA
Renovations:      Reno Year:	Title to Land: Freehold NonStrata
Flooring: Laminate/ Mixed / Wall/Wall/Mixed	Seller's Interest: Registered Owner /
Water Supply: City/Municipal	Mortgage Info: 0 /
Heat/Fuel: Natural Gas	
No. of Fireplaces: 1      R/I Fireplaces:	Property Disclosure: Y - RENTAL, CANNOT VERIFY INFO
Fireplace Fuel: Gas - Natural	Roughed in Plumb:
Outdoor Area: Patio(s) & Deck(s)	Fixtures Leas: No
Pad Rental:	Fixt Removed: No
Out Buildings:	

Legal: PL 78072 LT 61 BLK 6 LD 36 SEC 36 RNG N1 MER E      PID: 011-404-001

Amenities:

Features Incl: Clothes Dryer / Clothes Washer / Dishwasher / Stove

Site Influences: Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'			X			X
Main F.	Kitchen	12' X 9'			X			X
Main F.	Dining	12' X 9'			X			X
Main F.	Master Bedroom	12' X 12'8"			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 9'			X			X
Bsmt	Recreation Room	18' X 14'			X			X
Bsmt	Bedroom	11'6" X 8'6"			X			X
Bsmt	Den	16' X 7'8"			X			
Bsmt	Laundry	0' X 0'			X			

<b>Floor Area (SqF)</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,211	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	898	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,109	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,109		7
			8

Listing Broker(s): RE/MAX Sabre Realty Group

Super area; terrific 3 bedroom home with finished basement. Features, large living room with gas fireplace, & dining room has French doors with access to patio. Kitchen features separate eating area & patio doors to deck, with stairs leading to large private yard. Master bedroom features 3 piece ensuite with shower. Great rec room with laminate floors, and spare bedroom in basement, plus front entrance den. Front deck recently updated with new vinyl and aluminum rails. Roof replaced approximately 7 years. Nice quiet area close to many amenities.