

Presented by:
Christopher E. Hughes, CCIM
 MAXXUS Int'l Real Estate Group Inc.,
 Phone: 604.833.7922 Cell: 604.833.7922
 Email: cehughes@realestateX.com
 Website: www.realestateX.com

Pitt Meadows, South Meadows Residential Detached
11769 N WILDWOOD CR, V3Y 1M1 MLS# V987612
Active



List Price: \$412,850

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	005-510-023
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 3997.00	Full Baths:	2	Approx Yr Blt:	1980
Rear Yard Exp:	Half Baths:	1	Age at List Date:	33
Meas Type: Feet	If New GST/HST Incl:	No	Taxes:	\$3,347 (2012)
Flood Plain:	Zoning:	SFHOME		
View:	N			
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water			

Style of Home:	3 Level Split	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	4 Blocks
Type of Roof:	Asphalt			Dist to School Bus:	2 Blocks
Renovations:	Partly	Reno Year:		Possession:	TBA
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y - Dated Jan. 25 2013
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP56638 LT 1137 DL 280 LD 36 GROUP 1.

Amenities:

Site Influences: Greenbelt, Central Location

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Vaulted Ceiling

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'10			X			X
Main F.	Kitchen	9' X 7'8			X			X
Main F.	Eating Area	9' X 8'			X			X
Below	Family Room	11'4 X 10'3			X			X
Below	Den	10' X 7'9			X			X
Below	Laundry	5' X 5'			X			X
Above	Master Bedroom	17'4 X 14'			X			X
Above	Bedroom	10'8 X 7'			X			X
Above	Bedroom	10'7 X 10'7			X			X
		X			X			

Floor Area (SqFt):				Bathrooms	
Main Floor Area SqFt:	638	Total # Rooms:	9	1	3 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	699	# Kitchens:	1	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	288	Finished Levels:	3	3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,625	Basement Area:	Partly Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	1,625			8	

Listing Broker(s): Maxxus Int'l Real Estate Group

Great family home in central Pitt Meadows walking distance to greenbelt, West Coast Express & shopping. Nice size rooms throughout with rec room, den & laundry room downstairs. main floor has woodburning fireplace, living room/dining room bathroom, eating area & kitchen with slider off to the patio & private backyard. New high-end stainless steel appliances and convection gas stove. Upstairs you will find 3 bedrooms, 2 bathrooms with the master being massive with extra wardrobe space and a vaulted ceiling ensuite with 2nd shower. New features of this home include a new 30 year roof, high efficiency furnace, new thermal windows & skylights. Call today a must see.