



RAMIREZ REAL ESTATE

BRIGHT & STYLISH LIVING AT BONSON BY MOSAIC

17-19696 HAMMOND ROAD | PITT MEADOWS | V3Y 0G7



2 BEDROOMS

2 BATHROOMS

1,060 SQ FT

RECREATION/SHOPPING NEARBY

DESCRIPTION

Welcome to Bonson by Mosaic in desirable Pitt Meadows! This beautifully maintained 2-bedroom + flex, 2-bath townhome offers a bright, open-concept layout designed for comfortable family living and effortless year-round entertaining. Soaring ceilings and expansive windows flood the space with natural light, creating an inviting and airy feel throughout.

Thoughtfully upgraded with additional storage and laminate flooring throughout—including bedrooms and stairs (no carpet!). Tucked away on the quiet side of the complex, it faces the courtyard and backs onto a serene greenbelt for added privacy and tranquility.

The double tandem garage provides parking for two vehicles plus extra storage space. Conveniently located just minutes from schools, Meadowtown Centre, Golden Ears Bridge, Lougheed Hwy, transit, West Coast Express, parks, trails, and the Fraser River.

SPECIFICATIONS

STYLE OF HOME:	3 STOREY
YEAR BUILT:	2020
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	CENTRAL LOCATION



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*PERSONAL REAL ESTATE CORPORATION. **INDEPENDENTLY OWNED AND OPERATED.



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Active **17 19696 HAMMOND ROAD** Residential Attached
 Board: V Pitt Meadows **\$748,800 (LP)**
 Townhouse South Meadows (SP) **M**
 V3Y 0G7



Sold Date: If new,GST/HST inc?: Original Price: **\$748,800**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2020**
 Frontage(feet): Bathrooms: **2** Age: **6**
 Frontage(metres): Full Baths: **2** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,364.77**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **031-137-113** Tax Inc. Utilities?:
 View: **Yes :Greenbelt at back** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Bonson by Mosaic**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Inside Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Grge/Double Tandem**
 Exterior: **Fibre Cement Board, Vinyl** Dist. to Public Transit: **1/2 Block** Dist. to School Bus: **Close**
 Foundation: **Concrete Slab** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **No**
 # of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Electric** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Laminate, Tile**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 17, PLAN EPS5762, DISTRICT LOT 280, 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 V**

Amenities: **In Suite Laundry**
 Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): 505	Units in Development:	Tot Units in Strata: 95	Locker: No
Finished Floor (Above): 516	Exposure:	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM Alliance	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$296.45	Council/Park Apprv?:	
Finished Floor (Basement): 39	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,060 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 1,060 sq. ft.	# or % of Rentals Allowed:		
	Short Term(<1yr)Rnt/Lse Alwd?: No		
	Short Term Lse-Details:		

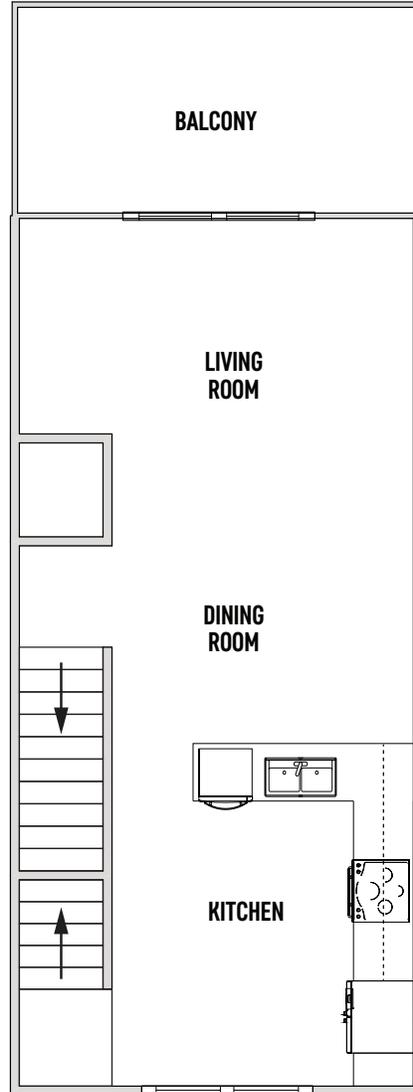
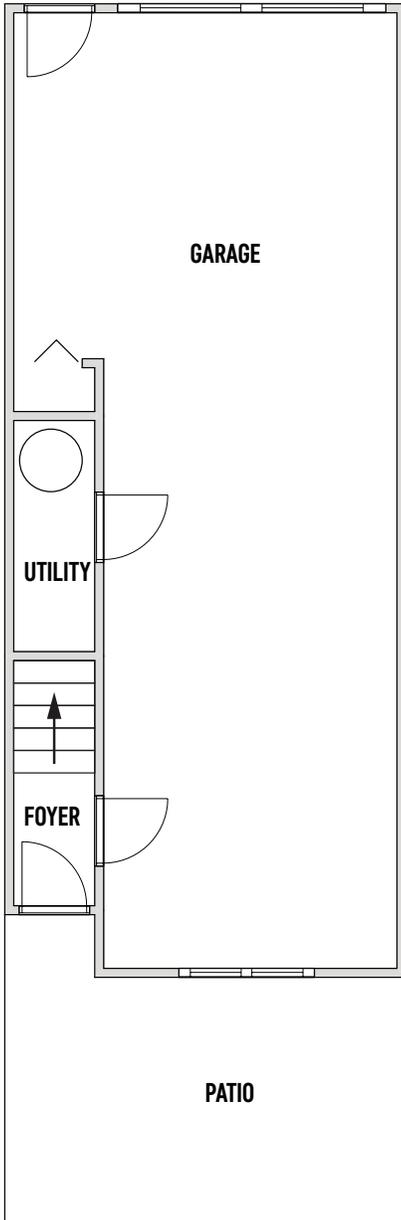
Suite: **None**
 Basement: **None**
 Crawl/Bsm. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11' x 14'4			x	1	Above	4	No
Main	Dining Room	9' x 10'9			x	2	Above	3	Yes
Main	Kitchen	9'3 x 10'9			x	3			
Above	Primary Bedroom	11'7 x 11'11			x	4			
Above	Bedroom	10' x 10'11			x	5			
Bsmt	Storage	10'1 x 9'11			x	6			
		x			x	7			
		x			x	8			

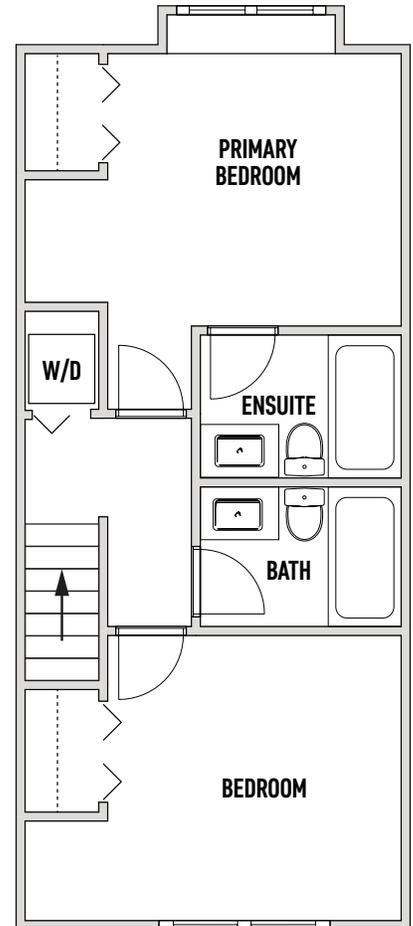
Listing Broker(s): **Royal LePage Elite West**

Bonson by Mosaic in Pitt Meadows! This 2 bed (+ FLEX area), 2 bath townhouse offers a bright, open-concept layout perfect for family living and year-round entertaining. Soaring ceilings and large windows fill the home with natural light. Upgrades include additional storage and laminate flooring throughout including bedrooms & stairs (no carpet). This is home is tucked in the quiet side of the complex and faces the courtyard while backing greenbelt. The double tandem garage can provide parking for 2 cars & extra storage. Centrally located near Pitt Meadows Elementary & Secondary, Meadowtown Centre, Golden Ears Bridge, Lougheed Hwy, transit, West Coast Express, parks, trails, and the Fraser River. A fantastic place to call home!

LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

