RAMIREZ REAL ESTATE

PRIVATE GREENBELT RETREAT WITH STUNNING GOLDEN EARS VIEWS

204-19451 SUTTON AVENUE | PITT MEADOWS | V3Y 0G6









3 BEDROOMS	3 BATHROOMS	1,405 SQ FT	CENTRAL LOCATION

DESCRIPTION

Backing onto a tranquil greenbelt with stunning views of Golden Ears and a serene pond, this sought-after Nature's Walk by Onni townhome offers the perfect blend of privacy and resort-style living. This 3 bed, 3 bath, 1,400 sqft home features a bright open-concept main floor with 9' ceilings, wide plank flooring, a large stone island, gas range, stainless appliances, A/C, and tankless hot water. Vaulted bedrooms include a spa-inspired primary with heated floors. Enjoy a private fenced yard with premium turf and a tandem garage with storage. Exclusive access to the 5,000 sqft Meadows Club with pool, gym, and lounge. Steps to Osprey Village and scenic river trails—this is nature-inspired living at its best.

SPECIFICATIONS

STYLE OF HOME:	3 STOREY
YEAR BUILT:	2019
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	RECREATION/SHOPPING NEARBY



ROYAL LEPAGE ELITE West

JULIE RAMIREZ | PREC* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

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Presented by:
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Active

Board: V
Townhouse

204 19451 SUTTON AVENUE

Pitt Meadows
South Meadows
V3Y 0G6

Residential Attached
$829,000 (LP)
(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	**$829,000**
Meas. Type:		Bedrooms:	**3**	Approx. Year Built:	**2019**
Frontage(feet):		Bathrooms:	**3**	Age:	**7**
Frontage(metres):		Full Baths:	**2**	Zoning:	**RS4**
Depth / Size (ft.):		Half Baths:	**1**	Gross Taxes:	**$5,047.32**
Sq. Footage:	**0.00**			For Tax Year:	**2024**
Flood Plain:		P.I.D.:	**030-881-773**	Tax Inc. Utilities?:	
View:	**Yes : Mountain**			Tour:	**Virtual Tour URL**
Complex / Subdiv:	**Nature's Walk**				
First Nation					
Services Connctd:	**Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed, Wood**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem, Visitor Parking**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 17, PLAN EPS4187, DISTRICT LOT 254, GROUP 1, 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: **Air Cond./Central, Club House, Exercise Centre, Garden, In Suite Laundry, Playground, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**
Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main):	**615**	
Finished Floor (Above):	**662**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**128**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,405**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,405**	**sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name: **Ascent Real Estate Management**
Maint Fee: **$353.15**
Maint Fee Includes: **Garbage Pickup, Gardening, Recreation Facility, Snow removal**

Tot Units in Strata: **220** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-431-1800**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Living Room**	**12'0 x 15'1**
Main	**Kitchen**	**15'0 x 12'11**
Main	**Dining Room**	**13'10 x 11'6**
Below	**Foyer**	**11'10 x 3'0**
Above	**Primary Bedroom**	**11'8 x 11'4**
Above	**Bedroom**	**12'4 x 9'1**
Above	**Bedroom**	**10'0 x 9'9**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**2**	**No**
2	**Above**	**4**	**No**
3	**Above**	**4**	**Yes**
4			
5			
6			
7			
8			

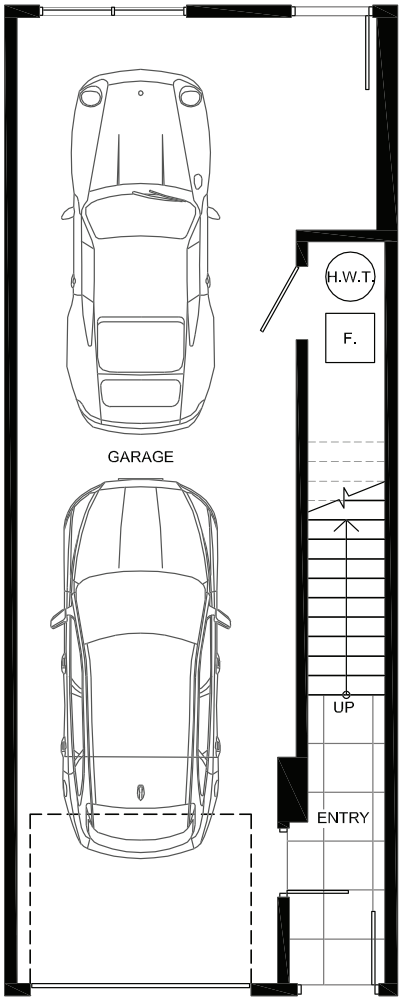
Listing Broker(s): **Royal LePage Elite West**

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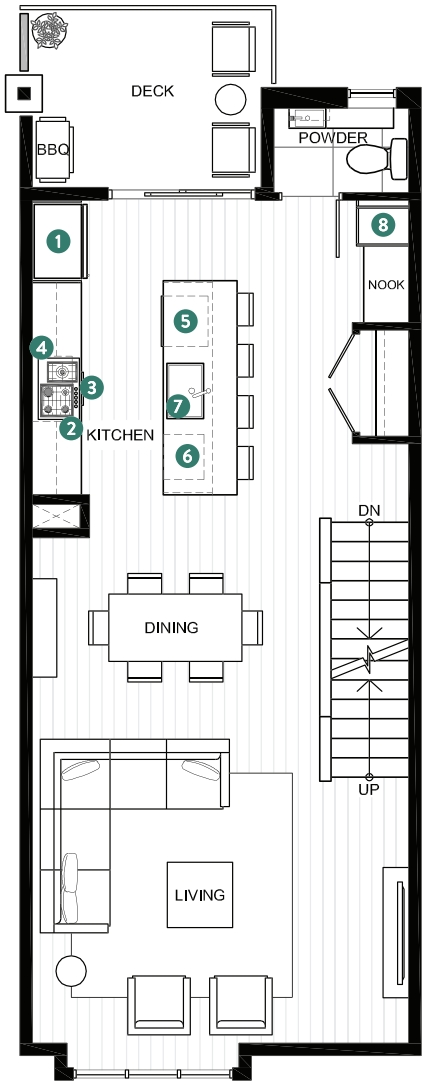
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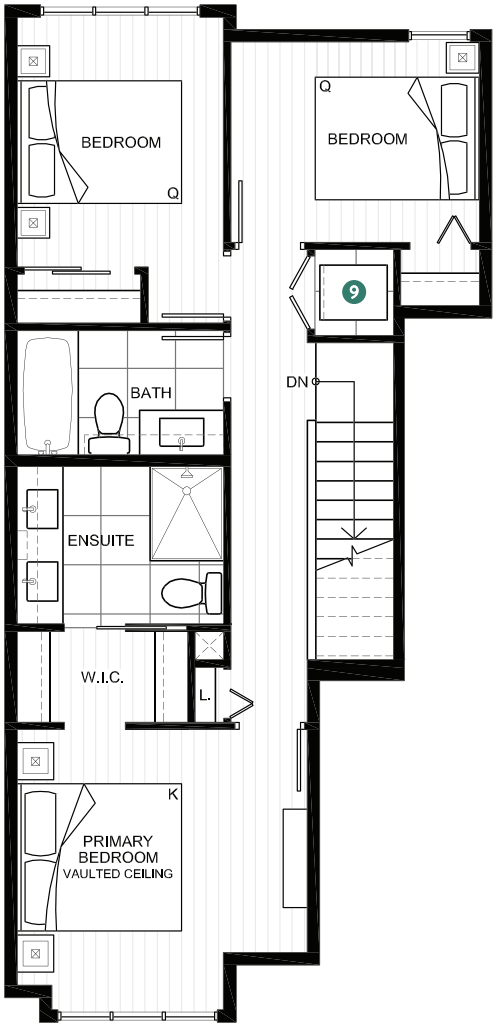
204-19451 SUTTON AVENUE, PITT MEADOWS



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

1. 36" Integrated KitchenAid Fridge
2. 30" KitchenAid Gas Cooktop
3. 30" KitchenAid Wall Oven
4. 30" Faber Hoodfan
5. 24" KitchenAid Dishwasher
6. Under Counter Microwave Sink
7. Disposal
8. Pantry
9. Full Size Washer and Dryer



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