



Presented by:

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Sold		8160 PIGOTT ROAD		Residential Detached	
R2758184		Richmond Saunders V7A 2C2		\$1,888,000 (LP)	
Board: V House/Single Family				\$1,888,000 (SP)	

Sold Date: 3/11/2023 **If new, GST/HST inc?:** **Original Price:** \$1,888,000
Meas. Type: Feet **Bedrooms:** 3 **Approx. Year Built:** 1958
Frontage(feet): 66.00 **Bathrooms:** 1 **Age:** 65
Frontage(metres): 20.12 **Full Baths:** 1 **Zoning:** RS1/E
Depth / Size: 134 **Half Baths:** 0 **Gross Taxes:** \$5,784.16
Lot Area (sq.ft.): 8,827.00 **Rear Yard Exp:** **For Tax Year:** 2022
Lot Area (acres): 0.20 **P.I.D.:** 004-130-162 **Tax Inc. Utilities?:** No
Flood Plain: No **Tour:**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: Electricity, Natural Gas, Water
Sewer Type: City/Municipal **Water Supply:** City/Municipal

Style of Home: Rancher/Bungalow Construction: Frame - Wood Exterior: Other Foundation: Concrete Slab		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Dist. to Public Transit: Title to Land: Freehold NonStrata Dist. to School Bus: Property Disc.: Yes Land Lease Expiry Year: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Other	
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Renovations:
of Fireplaces: 0 **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: Natural Gas
Outdoor Area: Patio(s)
Type of Roof: Asphalt

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

Legal: LOT 36, BLOCK 4N, PLAN NWP19253, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Clothes Washer/Dryer, Refrigerator, Stove

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'0 x 18'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'0 x 12'0			x	Main 4
Finished Floor (Below):	0	Main	Eating Area	10'0 x 10'0			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	11'5 x 12'5			x	
Finished Floor (Total):	1,350sq. ft.	Main	Bedroom	9'5 x 10'0			x	
Unfinished Floor:	0	Main	Bedroom	9'0 x 12'0			x	
Grand Total:	1,350sq. ft.						x	
							x	
							x	
							x	
							x	
							x	
							x	

Suite: None
Basement: None

Crawl/Bsmt. Height: **# of Levels:** 1
of Kitchens: 1 **# of Rooms:** 6

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

Listing Broker(s): Royal LePage Westside

This solid 3 Bedrooms bungalow 1 bath, 65 years old home sits on a treelined street in Central location. Lot 66 X 134 ft. Surrounded by new houses in quiet neighborhood. Close to shops, Walter Lee Elementary School, South Arm Community Centre and transit. Good tenant and well kept home. Good for investors.