

BUILDING BROCHURE

WATERFORD PLACE - 12188 HARRIS BUILDING

12188 Harris Rd. · Pitt Meadows, BC V3Y 2N3 · Central Meadows



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2 FOR SALE
FROM \$679,000

1 SOLD · 12 MO
\$787,900-\$787,900

12-MO SOLD TREND
14.2

Unit Mix

2 Bedroom

1 unit
1,251 – 1,251 sf
from \$575,000

3 Bedroom

17 units
1,275 – 1,696 sf
from \$510,000

For Sale in Waterford Place - 12188 Harris Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,999	3 / 2	1280 sf	\$547	19 12188 HARRIS ROAD
\$679,000	3 / 2	1362 sf	\$499	20 12188 HARRIS ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$787,900	3 / 3ba	1462 sf	\$539	2025-11-28
\$782,000	3 / 3ba	1385 sf	\$565	2024-03-14
\$770,000	3 / 3ba	1462 sf	\$527	2023-10-05
\$750,000	3 / 3ba	1427 sf	\$526	2023-04-10

Value & Financing

Price Positioning

\$523 /sq ft

Active listings here average **\$523/sf** vs **\$599/sf** across Central Meadows.

13% below area average

Mortgage Snapshot

\$3,252 /mo

Entry price (from)	\$679,000
20% down payment	\$135,800
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1992	LEVELS 2	SUITES 32	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS661	

Overview

Waterford Place - 12188 Harris Road, Pitt Meadows, BC V3Y 2N3, LMS661 - Located on Harris Road and 122A Avenue in the prime Central Meadows subarea of Pitt Meadows, close to Meadow Garden Golf Center, giant Meadowtown Shopping Mall, Hoffmann Park, In The Zone Fitness and Pitt Meadows Athletic Park. Easy access to Lougheed Highway, Golden Ears Bridge and West Coast Express allows for an easy commute to surrounding destinations including Downtown Vancouver. Schools nearby include Pitt Meadows Elementary, Pitt Meadows Secondary and

Kinderheart Montessori Preschool. Some excellent restaurants in the area include Akasaka Japanese Restaurant, Pappa Leo's Pizza, Meadow Sushi and many others.

Waterford Place is a two level duplex style townhouse complex built in 1993. It consists of 32 townhomes featuring private fenced yard and patio, convenient eat-in kitchen, spacious dining room and large open living room with gas fireplace, walk-in closet, garage, plenty of storage and extra parking space. Maintenance fees include garbage pickup, gardening and management. Don't miss your opportunity to own this amazing home.

Amenities & Features

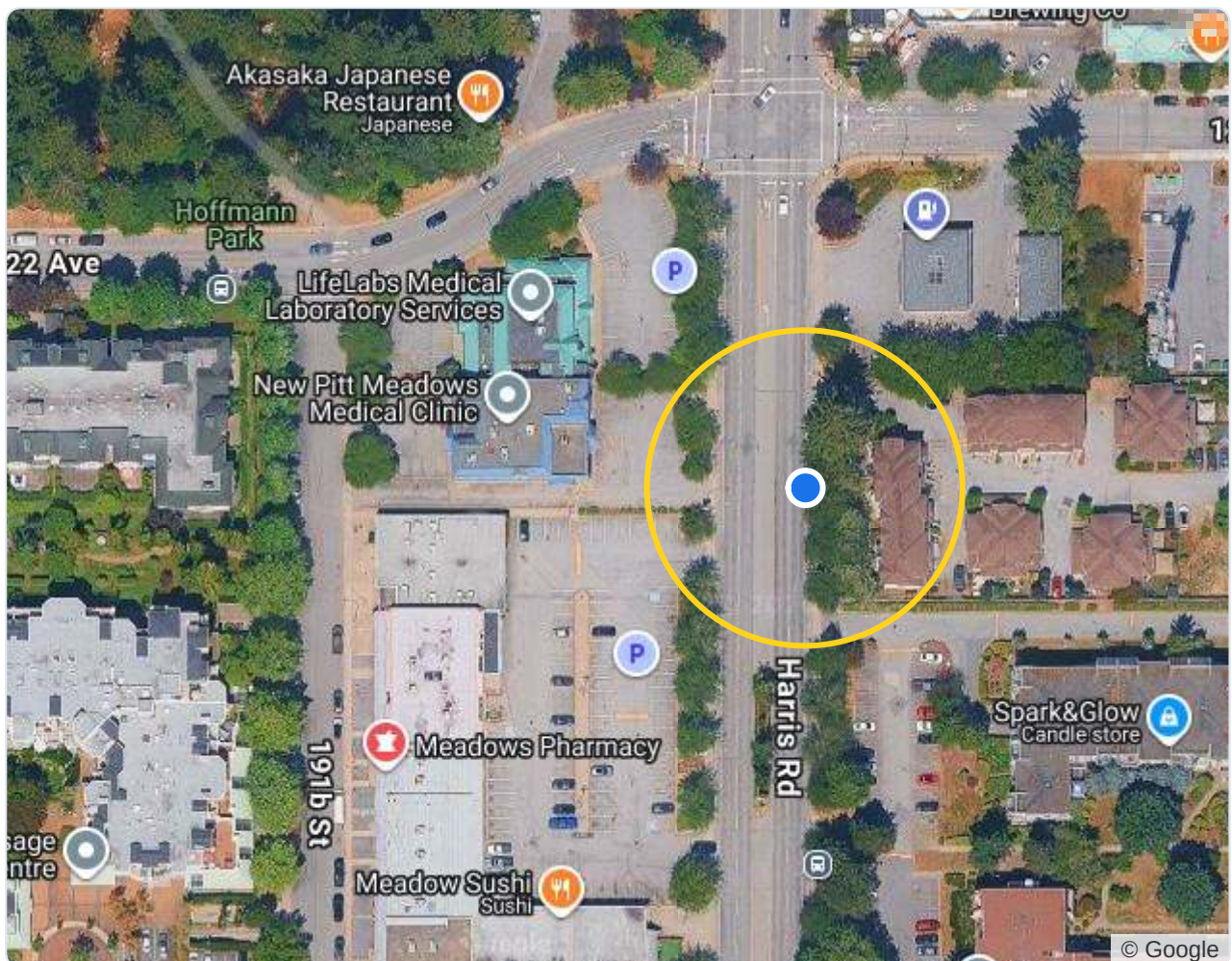
✓ None

Maintenance Fees Include

✓ Garbage Pickup
✓ Management

✓ Gardening
✓ Snow Removal

Location





Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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