

BUILDING BROCHURE

WINDSOR CROSSING - 12449 191ST BUILDING

12449 191st St. · Pitt Meadows, BC V3Y 2R4 · Mid Meadows





3 FOR SALE
FROM \$574,800

3 SOLD · 12 MO
\$567,000–\$685,000



Unit Mix

2 Bedroom

4 units
1,076 – 1,178 sf
from \$499,000

3 Bedroom

13 units
1,219 – 1,445 sf
from \$528,000

4 Bedroom

4 units
1,514 – 1,524 sf
from \$540,000

For Sale in Windsor Crossing - 12449 191st Building & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$644,900	3 / 2	1244 sf	\$518	38 12449 191 STREET
\$624,900	3 / 2	1244 sf	\$502	38 12449 191 STREET
\$574,800	3 / 2	1222 sf	\$470	29 12449 191 STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$567,000	3 / 2ba	1357 sf	\$418	2026-08-15
\$650,000	3 / 2ba	1431 sf	\$454	2026-06-11
\$685,000	3 / 2ba	1372 sf	\$499	2026-02-26
\$770,000	4 / 3ba	1524 sf	\$505	2025-06-12

Value & Financing

Price Positioning

\$497 /sq ft

Mortgage Snapshot

\$2,753 /mo

Active listings here average **\$497/sf** vs **\$586/sf** across Mid Meadows.

15% below area average

Entry price (from) **\$574,800**

20% down payment **\$114,960**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT

1996

LEVELS

3

SUITES

59

CONSTRUCTION

Frame - Wood

EXTERIOR

Vinyl

TITLE TO LAND

Freehold Strata

STRATA PLAN

LMS2219

MANAGEMENT

Profile Properties Ltd.

Overview

Windsor Crossing - 12449 191 Street, Pitt Meadows, BC V3Y 2R4, LMS2219 - Located on 191 Street and McMyn Road in the prime Mid Meadows subarea of Pitt Meadows. The notable landmarks around Windsor Crossing are Pitt Meadows Public Library, Meadows Golf Centre, Meadow Vale Shopping Centre, Quantum Gymnastics Centre and Harris Park. Minutes to Golden Ears Bridge and West Coast Express. Easy access to Lougheed Highway and other major routes allows for an easy commute to surrounding destinations including Downtown Vancouver. Schools nearby include Highland Park Elementary, Pitt Meadows Secondary and Kinderheart Montessori Preschool. Some excellent restaurants in the area include Mona Pizza, Kabuki Sushi, Pad Thai Restaurant and many others.

Windsor Crossing is a two/three level rainscreened complex built in 1996. It consists of 59 townhomes featuring lots of windows, gas fireplace, spacious open floor plan with a big living/dining room and huge master bedroom, in-suite laundry, lots of storage, garage, patio, tons of outdoor space and playground. New roof done in 2010. Maintenance fees include garbage pickup, gardening and management. Great place to call home.

Amenities & Features

✓ None

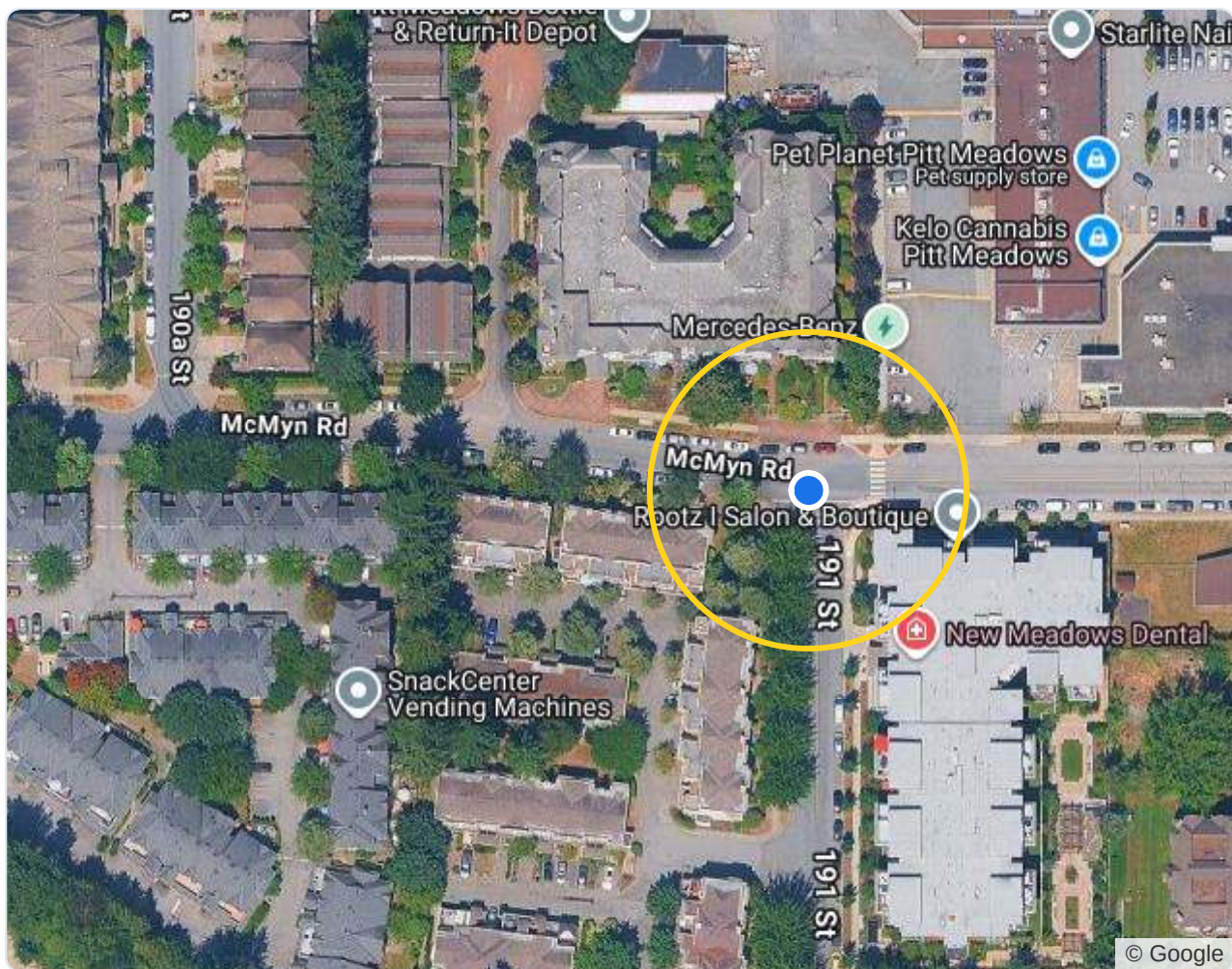
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



Les Twarog

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Book a Viewing
scan or call