

BUILDING BROCHURE

NATURE'S WALK

19451 Sutton Ave. · Pitt Meadows, BC V3Y 0G6 · South Meadows



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3 FOR SALE
FROM \$899,900

2 SOLD · 12 MO
\$899,900–\$939,900



Unit Mix

3 Bedroom

11 units
1,348 – 1,399 sf
from \$679,900

4 Bedroom

8 units
1,224 – 1,920 sf
from \$979,900

For Sale in Nature's Walk & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,229,900	4 / 4	1224 sf	\$1,005	100 19451 SUTTON AVENUE
\$1,219,900	4 / 4	1904 sf	\$641	118 19451 SUTTON AVENUE
\$899,900	3 / 3	1348 sf	\$668	120 19451 SUTTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$899,900	3 / 3ba	1348 sf	\$668	2026-03-30
\$939,900	3 / 3ba	1348 sf	\$697	2026-01-29
\$954,900	3 / 3ba	1399 sf	\$683	2025-06-25
\$959,900	3 / 3ba	1399 sf	\$686	2025-03-10

Value & Financing

Price Positioning

\$771 /sq ft

Active listings here average \$771/sf vs \$609/sf across South Meadows.

27% above area average

Mortgage Snapshot

\$4,310 /mo

Entry price (from) **\$899,900**
20% down payment **\$179,980**
Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2020	LEVELS 3	SUITES 220	CONSTRUCTION Frame - Wood
EXTERIOR Hardi Plank	TITLE TO LAND Freehold Strata	STRATA PLAN BCP50931	DEVELOPER Onni Group Of Companies

Overview

Nature's Walk - 19451 Sutton Avenue, Pitt Meadows, BC V3Y 0G6, Canada. Strata plan number BCP50931. Crossroads are Sutton Avenue and Bonson Road. Discover Natures Walk, an inviting collection of townhomes and duplexes, perfectly nestled in the tranquility of nature. These 220, three- and four-bedroom townhomes are designed with efficiency and style, featuring distinct architecture, gourmet kitchens, and all the space needed for growing families and hosting company. Estimated completion in 2019. Developed by Onni. Maintenance fees includes garbage pickup, gardening, management, recreation facility, & snow removal.

Located between the picturesque Fraser River and the charming conveniences of central Pitt Meadows. Take advantage of the cycling paths, hiking trails and nearby walking greenways along the Fraser River. Stroll over to Osprey Village, where independent retailers, grocers and cafes await. Plus, youre only a few minutes drive to shopping centres, restaurants, the Golden Ears Bridge, and beyond. From schools to athletic fields and recreational centres, to community gardens, golf courses and off-leash dog parks, everything you need is within reach from home.

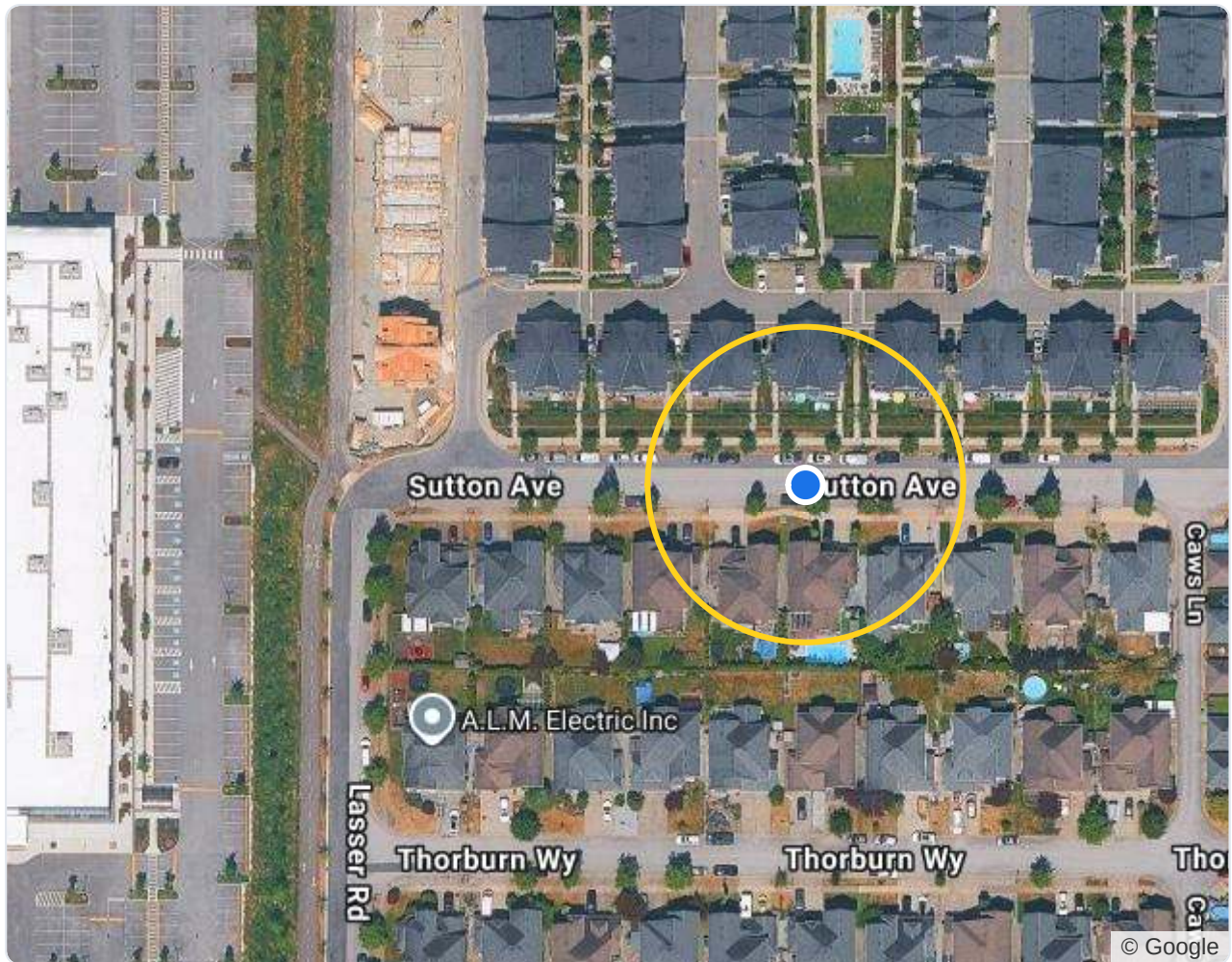
Amenities & Features

- ✓ Air Cond./central
- ✓ Exercise Centre
- ✓ Playground
- ✓ Shared Bbq
- ✓ Club House
- ✓ In Suite Laundry
- ✓ Pool; Outdoor

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Management
- ✓ Snow Removal
- ✓ Gardening
- ✓ Recreation Facility

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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