



LUXURY ESTATE LIVING in the Country

19822 McNeil Road, Pitt Meadows, BC

Bonus Features:

- 4,850 sq ft home
- 5.5 acres in ALR
- front faces north and southern exposure in rear on waterfront
- panoramic mountain pastoral and river dyke views
- private secure gated bridge access to riding/walking trails along the dyke for running, walking, cycling, fishing or paddling
- fully fenced/gated with intercom access and HD camera surveillance for added security
- security system
- air-conditioned
- dual furnaces; Lennox heat pump (2)
- integrated natural gas-powered Kohler generator (never lose power)
- full Greenline sprinkler system

- Torec septic system (3 pumps and 5 distribution tanks with alarm connected to generator (see drawings)
- spacious 3 car garage
- lots of vehicle parking/RV or boat parking
- master bedroom on main floor with gas fireplace and walkout patio(s)
- large walk-in closet
- spa inspired ensuite with 7 shower heads and Bainultra jetted tub
- all bedrooms ensuited with decks
- gym area
- family room with big screen TV
- top of the line appliances (Fisher Pakell/Kitchenaid)
- built-in vacuum system
- Hickory hardwood flooring with fir trimmed doors
- large cedar deck(s)
- exterior cedar siding
- retractable awning
- wine cellar
- putting green with sand traps
- outdoor wood burning fireplace
- mature trees and perennials
- breathtaking sunsets and sunrises



One Bedroom Authorized Suite

- 875 sq ft
- same higher quality finishing as main house
- separate laundry room
- built-in vacuum
- gas fireplace
- air-conditioned
- security system
- separate hot water tank
- private entrance with private sitting area
- gated parking
- rent for \$1,750 per month

Barn/Alley Cats Country Inn

- two level barn converted to successful cat boarding business
- 27 luxury cat boarding guest rooms
- insulated/2 furnaces/2 AC units
- separate workshop/storage area
- on demand hot water system
- security system with 28 HD cameras
- reception area
- professionally designed to maximize light (and fresh air) in each guest suite
- veterinarian on call 24/7
- can be converted back to 3 horse stall barn with loft and riding ring
- for more information go to: www.alleycatscountryinn.com

Other

John Deer Tractor with accessories (snowblade, loader, ballast box, cutter)

Pitt Meadows Community

Location

- easy access to freeways (Highway 1, Highway 15, Golden Ears Bridge)
- on route to Swan-e-set golf and country club, Pitt Lake, on waterfront of Alouette River
- 10 minutes to all shopping

See Cinematic Video:

<https://s.onikon.com/evon-mayer/19822-mcneil-road-pitt-meadows/#cinematic-film>

