

Active R3023025 Board: V Manufactured	8 12868 229TH STREET Maple Ridge East Central V2X 6T1	Residential Detached \$199,900 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$229,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1968
Frontage(feet):	Bathrooms: 1	Age: 57
Frontage(metres):	Full Baths: 1	Zoning: MHR
Depth / Size:	Half Baths: 0	Gross Taxes: \$432.01
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.00	P.I.D.: 300-021-729	Tax Inc. Utilities?: Yes
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Manufactured/Mobile	Total Parking: 2	Covered Parking: 1	Parking Access: Front
Construction: Manufactured/Mobile	Parking: Carport; Single		
Exterior: Aluminum	Driveway Finish:		
Foundation: Concrete Block	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Leasehold not prepaid-NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: Yes		
# of Fireplaces: 0	R.I. Fireplaces: 0		
Fireplace Fuel:	Rain Screen:		
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt	Fixtures Leased: No		
	Fixtures Rmvd: No		
	Floor Finish:		

Legal: **MHR# 002608 ELC BC# 433792**

Amenities: **None**

Site Influences: **Adult Oriented, Cul-de-Sac, Marina Nearby, Private Setting, Retirement Community, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Finished Floor (Main):	720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'4 x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	8' x 8'6			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	8' x 8'6			x	
Finished Floor (Basement):	0	Main	Kitchen	10' x 12'			x	
Finished Floor (Total):	720sq. ft.	Main	Living Room	11'4 x 14'			x	
Unfinished Floor:	0			x			x	
Grand Total:	720sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type: Single Wide	Registered in MHR?: Yes	PAD Rental: \$789.00				
# of Kitchens: 1	# of Rooms: 5	MHR#: 002608	CSA/BCE: 433792	Maint. Fee:				
		ByLaw Restrictions: Age Restrictions						

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to Alouette mobile home park. Three bedroom one bathroom home on spacious lot. New Floors, Paint, New Lighting, Electrical upgrade and updated Windows. Close to all amenities. Don't be shy call today for private viewing.

Active R3030878 Board: V House/Single Family	19753 WILDCREST AVENUE Pitt Meadows South Meadows V3Y 1M3	Residential Detached \$919,900 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$929,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1979
Frontage(feet): 0.00	Bathrooms: 2	Age: 46
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,764.24
Lot Area (sq.ft.): 5,227.00	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 005-503-876	Tax Inc. Utilities?:
Flood Plain: Yes		Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single, Open		
Exterior: Stucco, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE		
	Title to Land: Freehold NonStrata		Dist. to School Bus: CLOSE
Renovations:	Land Lease Expiry Year:		
# of Fireplaces: 1	R.I. Fireplaces: 0	Property Disc.: No	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	Rain Screen:	:SOLD AS IS WHERE IS AT TIME OF POSSESSION	
Outdoor Area: Sundeck(s)	Metered Water:		
Type of Roof: Asphalt	R.I. Plumbing:	Fixtures Rmvd: :SOLD AS IS WHERE IS AT TIME OF POSSESSION	
		Floor Finish: Wall/Wall/Mixed	

Legal: **LOT 1157 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56638**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	718	Main	Foyer	8'11 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 13'2			x	Main 3
Finished Floor (Below):	0	Main	Den	10'10 x 10'5			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14'11 x 11'1			x	
Finished Floor (Total):	1,774sq. ft.	Main	Kitchen	11'6 x 10'8			x	
Unfinished Floor:	0	Main	Laundry	5' x 2'8			x	
Grand Total:	1,774sq. ft.	Above	Primary Bedroom	13'7 x 12'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'6 x 10'9			x	
		Above	Bedroom	10'10 x 10'7			x	
		Below	Bedroom	11' x 9'8			x	
Suite: None				x			x	
Basement: Crawl				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

RENOVATORS'S DELIGHT. Great location in Pitt Meadows. Located on a quiet side street cul-de-sac with a kids play park at the end. Multi-level home has so much potential. Great for the young family, investors or renovators-an opportunity awaits. The home features vaulted ceilings in the formal living room with gas fireplace, family room with slider to a large deck, kitchen with tile splash, main floor bath also serves as a convenient laundry room. Upper floor has good sized bedrooms with the primary bedroom having a cheater door to the main bath. Open carport with driveway parking. Bonus is the useable 6' crawl space. Prime- location, close to schools, recreation, shopping and transit. Hurry on this one and make some sweat equity.

Active R2997513 Board: V House/Single Family	12326 AURORA STREET Maple Ridge East Central V2X 0J5	Residential Detached \$1,225,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,275,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1988
Frontage(feet): 0.01	Bathrooms: 3	Age: 37
Frontage(metres): 0.00	Full Baths: 3	Zoning: HSE
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,878.64
Lot Area (sq.ft.): 5,974.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 008-620-725	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Basement Entry	Total Parking: 6	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double		
Exterior: Mixed	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air			
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed		
Type of Roof: Asphalt			

Legal: **LOT 13, PLAN NWP75898, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,050	Main	Living Room	26'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x 3'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'4 x 10'6			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	14'0 x 9'3			x	Above 4
Finished Floor (Total):	2,400sq. ft.	Main	Den	12'3 x 9'5			x	
Unfinished Floor:	0	Main	Foyer	7'1 x 4'2			x	
Grand Total:	2,400sq. ft.	Above	Kitchen	10'8 x 8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Eating Area	10'8 x 7'2			x	
Suite: Unauthorized Suite		Above	Living Room	18'7 x 16'8			x	
Basement: None		Above	Dining Room	14'5 x 9'6			x	
		Above	Primary Bedroom	13'4 x 12'5			x	
		Above	Bedroom	16'2 x 10'0			x	
		Above	Bedroom	13'0 x 10'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Westside**

Huge backyard for summer fun, gardening, and entertaining? Check. Sunny deck for morning coffee? Yep. Room for the in-laws or a mortgage helper? You bet. This bright, renovated 2-level family home in Maple Ridge has it all. The main floor features three spacious bedrooms and plenty of living space, while the lower level has a self-contained one-bedroom suite. All on a large, flat lot with a double garage for cars, toys, or gear. A great central location makes school runs, errands and adventures a breeze. Come see where your next story begins!

Active R3016341 Board: V House with Acreage	14244 SILVER VALLEY ROAD Maple Ridge Silver Valley V4R 2R3	Residential Detached \$1,600,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,600,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 1948
Frontage(feet): 187.00	Bathrooms: 6	Age: 77
Frontage(metres): 57.00	Full Baths: 6	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,369.37
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 3.17	P.I.D.: 006-415-865	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Shallow	

Style of Home: 2 Storey	Total Parking: 15	Covered Parking: 4	Parking Access:
Construction: Frame - Wood	Parking: Carport; Multiple, Garage; Double, RV Parking Avail.		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No :		
Fuel/Heating: Hot Water, Natural Gas	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **LOT 4, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT LOT 5, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**
PID: 006-415-873

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	2,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,546	Main	Foyer	6'3 x 3'9	Above	Bedroom	9'8 x 13'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	9'9 x 7'9	Above	Flex Room	12'8 x 9'6	Above 4
Finished Floor (Below):	0	Main	Family Room	15'11 x 9'11	Abv Main 2	Foyer	7'5 x 6'10	Above 3
Finished Floor (Basement):	0	Main	Foyer	8'4 x 10'6	Abv Main 2	Laundry	9'9 x 7'3	Main 3
Finished Floor (Total):	3,591sq. ft.	Main	Living Room	29'11 x 16'8	Abv Main 2	Kitchen	9'9 x 15'3	Abv Main 2 3
Unfinished Floor:	0	Main	Dining Room	13'7 x 9'7	Abv Main 2	Living Room	21'8 x 17'0	Abv Main 2 3
Grand Total:	3,591sq. ft.	Main	Kitchen	13'3 x 16'5	Abv Main 2	Bedroom	14'7 x 7'6	Abv Main 2 3
Flr Area (Det'd 2nd Res):	2,160sq. ft.	Main	Bedroom	13'4 x 10'6	Abv Main 2	Bedroom	10'0 x 9'3	
		Main	Bedroom	12'0 x 11'3	Abv Main 2	Bedroom	10'0 x 10'3	
		Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9	
		Above	Primary Bedroom	12'7 x 12'11	Abv Main 2	Attic	14'8 x 20'3	
		Above	Walk-In Closet	8'1 x 7'2	Abv Main 2	Kitchen	10'0 x 9'10	
		Above	Bedroom	13'2 x 8'10	Abv Main 2	Bedroom	10'0 x 9'10	
Suite: Other		Manuf Type:		Registered in MHR?:	PAD Rental:			
Basement: Crawl		MHR#:		CSA/BCE:	Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 3	# of Rooms: 27							

Listing Broker(s): **Royal LePage - Wolstencroft**

Silver Valley!! Over 3 Acres of Park like Privacy backing onto Ravine and River. Main House tucked away from the road and boasts 5 bedrooms and 3 full bathrooms with multilevel decks, patio and balcony. Attached Double Garage and Loft area. Very unique and functional floor plan. Duplex on Property offers 6 bedrooms and 3 bathrooms. Located between Malcolm Knapp Research Forest and New Residential Development, this is a rare offering. 2 Legal Lots and loads of Parking.

Macdonald Realty (Surrey/152)
Cell: 604-626-6755
www.evolvereg.com
themy@evolvereg.com

Active
R2995187
Board: V
House with Acreage

11885 264 STREET

Maple Ridge
Websters Corners
V2W 1P9

Residential Detached

\$1,849,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1992**
Frontage(feet): **321.00** Bathrooms: **0** Age: **33**
Frontage(metres): **97.84** Full Baths: **0** Zoning: **R3**
Depth / Size: **2170** Half Baths: **0** Gross Taxes: **\$9,835.00**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **16.00** P.I.D.: **013-302-604** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **20** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Carpet**

Legal: **PART E1/2 OF E1/2 OF E1/2 OF NE1/4, SECTION 13, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 34790**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	2,698	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	576	Main	Kitchen	0' x 0'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	0' x 0'			x	
Finished Floor (Below):	0	Main	Bedroom	0' x 0'			x	
Finished Floor (Basement):	0	Main	Bedroom	0' x 0'			x	
Finished Floor (Total):	3,274sq. ft.			x			x	
Unfinished Floor:	1,000			x			x	
Grand Total:	4,274sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Full, Partly Finished				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

Court Ordered Sale! Discover ultimate privacy on this 16-acre property just minutes from town. This spacious home features 3 bedrooms, 4 bathrooms, and endless potential. Plenty of room for all your toys, hobbies, and future plans. Whether you're looking for a serene escape or a blank canvas to create your dream property, this is your opportunity. Don't miss out—bring your ideas and make it yours today!

Active R3041632 Board: V House with Acreage	26521 LOUGHEED HIGHWAY Maple Ridge Thornhill MR V2W 1K2	Residential Detached \$1,998,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1982
Frontage(feet): 524.93	Bathrooms: 1	Age: 43
Frontage(metres): 160.00	Full Baths: 1	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,088.66
Lot Area (sq.ft.): 376,358.40	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 8.64	P.I.D.: 012-877-433	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Fraser River, Langley.		
Complex/Subdiv: Thornhill		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled, Well - Shallow	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 10	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 5K	Dist. to School Bus: 5K	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces: 0	Property Disc.: No		
Fireplace Fuel: Wood	Fixtures Leased: No :Foreclosure		
Fuel/Heating: Electric	Fixtures Rmvd: Yes :Foreclosure		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **PARCEL F, DISTRICT LOT 434, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (REF PL 3042); EXC: FIRSTLY PCL "G" (EXPL PL 9867); SECONDLY: PT DEDICATED RD ON PL86354; THIRDLY: PT ON HIGHWAY PL 4697**

Amenities: **Barn, Garden, Storage, Wheelchair Access, Workshop Detached**

Site Influences: **Cleared, Gated Complex, Paved Road, Private Yard, Treed**

Features: **Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	3' x3'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'6 x12'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	8'6 x8'			x	
Finished Floor (Basement):	0	Main	Kitchen	12'2 x10'9			x	
Finished Floor (Total):	1,104sq. ft.	Main	Other	10' x8'1			x	
Unfinished Floor:	0	Main	Laundry	10' x5'5			x	
Grand Total:	1,104sq. ft.	Main	Dressing Room	7'7 x5'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.		Primary Bedroom	12'9 x12'			x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height: 3'	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

The Court-Ordered Foreclosure property spans 8.64 acres; half of these acres are level, with no water courses. Back half in the ALR. Front portion is zoned RS-3, plus an approx. 4500 sq. ft. lot zoned M2 across Lougheed on the south side. The property includes a remodeled one-story bungalow of 1,100 sq. ft. a two-level shop measuring 5200 sq. ft., and a 1700 sq. ft. barn. Laser drawings are provided. A private double-gated paved driveway winds up to the property. 12 doc. Packages are available.

Active
R3023045
Board: V
House with Acreage

17915 FORD DETOUR ROAD

Pitt Meadows
West Meadows
V3Y 0A7

Residential Detached
\$2,350,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,350,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1949**
Frontage(feet): **595.91** Bathrooms: **3** Age: **76**
Frontage(metres): **181.63** Full Baths: **2** Zoning: **A-1**
Depth / Size: **620.930** Half Baths: **1** Gross Taxes: **\$2,170.38**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **8.64** P.I.D.: **011-124-288** Tax Inc. Utilities?:
Flood Plain: **Yes** Tour: **Virtual Tour URL**
View: **Yes: Mountain Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Septic, Water**
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Carport & Garage, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PARCEL A, LOT 3, BLOCK 5N, PLAN NWP4741, SECTION 4, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, (J131670E)**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Rural Setting, Shopping Nearby**

Features:

Finished Floor (Main):	1,069	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	13' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20' x 14'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'7' x 8'8'			x	
Finished Floor (Basement):	1,069	Main	Eating Area	11' x 7'6"			x	
Finished Floor (Total):	2,138sq. ft.	Bsmt	Den	10'7' x 7'9"			x	
Unfinished Floor:	0	Bsmt	Flex Room	13' x 11'7"			x	Main 2
Grand Total:	2,138sq. ft.	Bsmt	Bedroom	12'4' x 13'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13' x 11'7"			x	
Suite: None		Bsmt	Laundry	8'2' x 8'2"			x	Bsmt 3
Basement: Partly Finished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

8.64 ACRES HOUSE AND BLUEBERRY FARM. Corner property is great for building an Estate Home with mountain views, with 2 road frontages. All utilities available, City Water, Gas, and Hydro. Currently, the Main House spans 2,138 SQ/FT and offers 3 bedrooms and 3 bathrooms. 1 Barn 1,000 SQ/FT, 1 Building 750 SQ/FT, 1 Shed 650 SQ/FT, and 1 Pole Barn 500 SQ/FT. Currently planted with 6 acres of blueberries. The location is convenient, minutes away from all amenities, schools, and Pitt Meadows. Easy access to Lougheed Highway and Golden Ears Way.