



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3030878
Board: V
House/Single Family

19753 WILDCREST AVENUE

Pitt Meadows
South Meadows
V3Y 1M3

Residential Detached
\$929,900 (LP)
(SP)



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**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
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	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Crawl								
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.



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Active
R2997513
Board: V
House/Single Family

12326 AURORA STREET

Maple Ridge
East Central
V2X 0J5

Residential Detached

\$1,225,000 (LP)

(SP)



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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
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**

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!



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Active
R2971724
Board: V
House with Acreage

24640 110 AVENUE

Maple Ridge
Albion
V2W 1G7

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1977
Frontage(feet): 0.00	Bathrooms: 2	Age: 48
Frontage(metres):	Full Baths: 2	Zoning: RS3
Depth / Size:	Half Baths: 0	Gross Taxes: \$4,515.79
Lot Area (sq.ft.): 89,297.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 2.05	P.I.D.: 008-777-934	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: Greenbelt & Ravine		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
Parking: **DetachedGrge/Carport, 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: **No :**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT U, PLAN NWP25329, PART NE1/4, SECTION 10, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

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

Features:

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	893	Main	Kitchen	18' x 10'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 8'6"			x	Main 4
Finished Floor (Below):	0	Main	Living Room	32' x 16'6"			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 12'			x	
Finished Floor (Total):	2,080sq. ft.	Above	Primary Bedroom	23' x 11'6"			x	
Unfinished Floor:	0	Above	Bedroom	10'3" x 10'5"			x	
Grand Total:	2,080sq. ft.	Above	Loft	19'8" x 13'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Escape to tranquility in this 3-bed, 2-bath home on 2 acres, tucked away at the end of a quiet street next to Kanaka Creek. With 2000sqft across 2 levels, the master bedroom features vaulted ceilings. Outside, a 2400 sqft workshop with 400 amp service awaits. Enjoy the peace and privacy of this charming property – your perfect retreat. This property boasts a second title and includes two PIDs, enhancing its unique appeal and investment potential.



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Active
R3016341
Board: V
House with Acreage

14244 SILVER VALLEY ROAD

Maple Ridge
Silver Valley
V4R 2R3

Residential Detached

\$1,600,000 (LP)

(SP)



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**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **15** Covered Parking: **4** Parking Access:
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**
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: **No :**
Floor Finish: **Wall/Wall/Mixed**

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		
Suite: Other		Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9		
Basement: Crawl		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		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 3	# of Rooms: 27	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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.



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Active
R2995187
Board: V
House with Acreage

11885 264 STREET

Maple Ridge
Websters Corners
V2W 1P9

Residential Detached

\$1,899,000 (LP)

(SP)



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!



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Active
R2996372
Board: V
House with Acreage

26521 LOUGHEED HIGHWAY

Maple Ridge
Thornhill MR
V2W 1K2

Residential Detached

\$2,048,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,248,000**
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**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Total Parking: **10** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **5K** Dist. to School Bus: **5K**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :Foreclosure**
Fixtures Rmvd: **Yes :Foreclosure**
Floor Finish: **Wall/Wall/Mixed**
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.



Presented by:
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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:			x	
# of Kitchens: 1	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:			x	
		ByLaw Restrictions:					x	

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.