



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2283656

Board: V
House with Acreage

18211 LOUGHEED HIGHWAY

Pitt Meadows
North Meadows PI
V3Y 2J6

Residential Detached

\$949,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,095,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1955
Depth / Size:	Bathrooms: 1	Age: 63
Lot Area (sq.ft.): 48,569.00	Full Baths: 1	Zoning: A1
Flood Plain: Yes	Half Baths: 0	Gross Taxes: \$4,093.87
Rear Yard Exp:		For Tax Year: 2017
Council Apprv?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 008-120-773
		Tour:
View:	:	
Complex / Subdiv:		
Services Connected: Water		

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: **0** Parking Access: **Side**
Parking: **Open, RV Parking Avail.**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **PL NWP19754 LT 2 BLK 6N LD 36 SEC 22 RNG 1E. EXCEPT PLAN EPP7427.**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 9'0			x			x
Main	Living Room	19' x 14'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Bedroom	11' x 7'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Workshop	13' x 26'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,294	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,294 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	1,294 sq. ft.	Beds not in Basement: 2	7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale 1.115 acres zoned A1 general agriculture. House is of little value, some outbuildings that are rented. Located near Pitt River Bridge.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2254742

Board: V
House with Acreage

13783 RIPPINGTON ROAD

Pitt Meadows
North Meadows PI
V3Y 1Z1

Residential Detached

\$3,995,000 (LP)

(SP)



Sold Date:	Frontage (feet):	330.14	Original Price: \$4,445,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1995
Depth / Size: 1294.8	Bathrooms:	4	Age: 23
Lot Area (sq.ft.): 427,977.00	Full Baths:	3	Zoning: A-1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$4,614.09
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-181-891
			Tour:

View: **Yes: MOUNTAIN VIEWS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **S 1/2 SE 1/4 SEC 11 B6N R1E EXC FIRSTLY: PART SUBDIV BY PL 24724, SECONDLY: PART SUBDIV BY PL LMP49651 NWD **ALSO LISTED AS AGRI-BUSINESS MLS # C8018269****

Amenities: **Bike Room, Garden, Guest Suite**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 7'4	Main	Den	11'5 x 12'11			x
Main	Dining Room	10' x 22'3	Main	Bedroom	10' x 11'			x
Main	Living Room	15'1 x 27'	Above	Library	11'5 x 12'1			x
Main	Master Bedroom	14'8 x 15'5	Above	Bedroom	13'6 x 20'6			x
Main	Walk-In Closet	10'9 x 10'10	Above	Bedroom	12'3 x 18'5			x
Main	Dressing Room	14'8 x 15'6	Above	Den	14'7 x 18'11			x
Main	Family Room	9'5 x 21'11	Above	Bedroom	8' x 14'			x
Main	Kitchen	9'5 x 25'5			x			x
Main	Eating Area	16'4 x 17'11			x			
Main	Den	12'1 x 13'6			x			

Finished Floor (Main):	4,655	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Main	4	No	Pool:
Finished Floor (Total):	4,655 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
		Beds in Basement:	0	5				Door Height:
Unfinished Floor:	0	Basement:	None	6				
Grand Total:	4,655 sq. ft.			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty (Langley)**

A unique 9.79 Acre estate/agri-business property, comprising of a total of five buildings; main house (+/-4,655 sq ft), event hall (2,325 sq ft), coach house with guest suite (1,490 sq ft), barn with licensed caretaker's quarters (2,100 sq ft) and a stable (1,019 sq ft). The buildings are situated on a meticulously landscaped garden, featuring a large pond with an island and two bridges. Many other features include 7 acres planted in certified organic blueberries, irrigation/sprinklers and an extensive gravel base driveway. This must be seen to be appreciated!!