Active
R2425155
Board: V, Detached
House with Acreage

3475 41B STREET

Ladner
Ladner Rural
V4K 3N2

$1,250,000 (LP)
(SP)

Days on Market:	**23**	List Date:	**12/17/2019**	Expiry Date:	**3/17/2020**
Previous Price:	**$0**	Original Price:	**$1,250,000**	Sold Date:	

Meas. Type:	**Feet**	Frontage (feet):		Approx. Year Built:	**1978**
Depth / Size:		Frontage (metres):		Age:	**41**
Lot Area (sq.ft.):	**0.00**	Bedrooms:	**4**	Zoning:	**A-1**
Flood Plain:		Bathrooms:	**4**	Gross Taxes:	**$5,590.62**
Council Apprv?:		Full Baths:	**4**	For Tax Year:	**2019**
Rear Yard Exp:		Half Baths:	**0**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**010-441-263**
View:	**:**			Tour:	
Complex / Subdiv:					
Services Connected:	**Electricity, Sanitary Sewer, Septic, Water**				
Sewer Type:	**Community**				

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Stucco**		
Foundation:	**Concrete Perimeter**	CSA/BCE:	
Rain Screen:		Reno. Year:	
Renovations:		R.I. Plumbing:	
# of Fireplaces:	**1**	R.I. Fireplaces:	
Fireplace Fuel:	**Other**		
Water Supply:	**City/Municipal**	Metered Water:	
Fuel/Heating:	**Baseboard, Natural Gas**		
Outdoor Area:	**Patio(s)**		
Type of Roof:	**Tile - Concrete**		

Total Parking:	Covered Parking:	Parking Access:	
Parking:	**Open**		
Dist. to Public Transit:		Dist. to School Bus:	
Title to Land:	**Freehold NonStrata**		
Seller's Interest:	**Court Ordered Sale**		
Property Disc.:	**No : Court Order Sale**		
PAD Rental:			
Fixtures Leased:	**No :**		
Fixtures Rmvd:	**No :**		
Registered:			
Floor Finish:			

Legal: **LOT 1, PLAN NWP18933, DISTRICT LOT 56, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Paved Road, Rural Setting, Shopping Nearby**
Features:

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Foyer**	**0' x 0'**	**Above**	**Master Bedroom**	**0' x 0'**			**x**
Main	**Living Room**	**0' x 0'**			**x**			**x**
Main	**Dining Room**	**0' x 0'**			**x**			**x**
Main	**Family Room**	**0' x 0'**			**x**			**x**
Main	**Kitchen**	**0' x 0'**			**x**			**x**
Main	**Living Room**	**0' x 0'**			**x**			**x**
Main	**Kitchen**	**0' x 0'**			**x**			**x**
Main	**Bedroom**	**0' x 0'**			**x**			**x**
Main	**Bedroom**	**0' x 0'**			**x**			**x**
Above	**Bedroom**	**0' x 0'**			**x**			**x**

Finished Floor (Main):	**2,804**	# of Rooms:	**11**
Finished Floor (Above):	**1,176**	# of Kitchens:	**2**
Finished Floor (Below):	**0**	# of Levels:	**2**
Finished Floor (Basement):	**0**	Suite:	
Finished Floor (Total):	**3,980 sq. ft.**	Crawl/Bsmt. Height:	
		Beds in Basement: **0**	Beds not in Basement: **4**
Unfinished Floor:	**0**	Basement: **None**	
Grand Total:	**3,980 sq. ft.**		

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**No**
2	**Above**	**4**	**Yes**
3	**Main**	**4**	**No**
4	**Above**	**4**	**No**
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Door Ht:

List Broker 1:	**RE/MAX Real Estate Services - OFC: 604-263-2823**	List Broker 2:	
List Desig Agt 1:	**Manjit Claire PREC* - Phone: 604-263-2823**		**manjit.claire@clairegroup.ca**
List Desig Agt 2:		3:	
Sell Broker 1:			
Sell Sales Rep 1:		2:	3:
Owner:	**FIRST WEST CREDIT UNION**		
Commission:	**2.79% ON THE FIRST $100,000 AND 0.6975% ON THE BALANCE OF THE FINAL SALE PRICE.**		

Appointments:	**Phone L.R. First**
Call:	**Kurtis Claire**
Phone:	**604-263-2823**

Occupancy: **Tenant**

Realtor Remarks: **To be sold "As Is, Where Is" Subject to Court Approval. Please attach Seller's Addendum "A" and Team Disclosure form to all offers. Please view documents section. Measurements are approximate, Buyer or Buyer's agent to verify if deemed important. The property is currently tenanted.**

Great opportunity to own this 1.928 Acre A-1 zoned parcel situated in a quiet area of Ladner, BC. This property is within a 7 minutes drive to Ladner Village and Tsawwassen Mills Mall. The property is great for someone looking to build their dream home surrounded in a park-like setting or for an investor looking to farm the lands. Currently, the property is improved with a 2 storey home which shows signs of deferred maintenance. The property is currently tenanted. To be sold "As Is, Where Is" Subject to Court Approval.