



Presented by:  
**Luis Ayala PREC\***

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**Active**  
**R2235007**

Board: V  
House with Acreage

**13783 RIPPINGTON ROAD**

Pitt Meadows  
North Meadows PI  
V3Y 1Z1

Residential Detached

**\$4,445,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>330.14</b>	Original Price: <b>\$4,445,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1995</b>
Depth / Size: <b>1294.8</b>	Bathrooms:	<b>4</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>427,977.00</b>	Full Baths:	<b>3</b>	Zoning: <b>A-1</b>
Flood Plain: <b>No</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,456.24</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-181-891</b>
			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: **S1/2 SE1/4 SEC11 B6N R1E EXC 1ST: PART SUBDIV BY PL 24724, 2ND PART SUB BY PL LMP 49651 NWD \*\*DBLE EXP-ALSO LISTED AS COMM C8016873\*\***

Amenities: **Barn, Garden, Guest Suite**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Mud Room	4'2" x 8'11"	Main	Living Room	13'9" x 27'			x
Main	Office	12' x 13'8"	Main	Master Bedroom	14'7" x 15'5"			x
Main	Wine Room	7'6" x 10'5"	Main	Dressing Room	6'2" x 15'5"			x
Main	Bedroom	12'9" x 12'10"	Main	Walk-In Closet	8'4" x 10'10"			x
Main	Foyer	3'9" x 9'1"	Above	Conservatory	10'3" x 26'10"			x
Main	Kitchen	12'8" x 25'	Above	Bedroom	15'1" x 20'7"			x
Main	Eating Area	13'6" x 13'9"	Above	Bedroom	12'2" x 18'2"			x
Main	Family Room	9'10" x 27'	Above	Conservatory	14'7" x 18'			x
Main	Laundry	7'5" x 9'						
Main	Dining Room	9'10" x 22'3"						

Finished Floor (Main):	<b>4,655</b>	# of Rooms: <b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,655 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>5</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>4,655 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
			8				

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

**A unique 9.825 Acres estate/agri-business property, comprising of five building; main house (+/- 4,655 sq ft), event hall (+/-2,325 sq ft), coach house with guest suite (+/- 1,490 sq ft), barn with licenced 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!!**



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**Active**  
**R2235033**

Board: V  
House with Acreage

**14021 RIPPINGTON ROAD**

Pitt Meadows  
North Meadows PI  
V3Y 1Z1

Residential Detached

**\$6,250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>2,173.5</b>	Original Price: <b>\$6,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1984</b>
Depth / Size: <b>4255.4</b>	Bathrooms:	<b>4</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>848,940.84</b>	Full Baths:	<b>2</b>	Zoning: <b>A1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$5,185.64</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>006-763-618</b>
			Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Heat Pump, Hot Water, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

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

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: **LOT 1 SEC 11 B6N R1E NWD PL 32933 \*\*DBLE EXP-ALSO LISTED ON COMM C8016876\*\***

Amenities: **Green House, In Suite Laundry**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 15'1	Above	Bedroom	11'1 x 12'11			x
Main	Dining Room	9'8 x 10'9	Above	Bedroom	12'10 x 15'3			x
Main	Kitchen	14'1 x 16'11			x			x
Main	Bedroom	11'5 x 15'3			x			x
Main	Foyer	11'2 x 11'7			x			x
Main	Family Room	19'4 x 24'1			x			x
Main	Office	14'3 x 15'1			x			x
Main	Laundry	9'8 x 10'9			x			x
Above	Master Bedroom	14'11 x 21'			x			
Above	Bedroom	10'11 x 11'1			x			

Finished Floor (Main):	<b>2,120</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,709</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>5</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,829 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Main</b>	<b>2</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>3,829 sq. ft.</b>		7				
			8				

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

**This is one of the most spectacular listings in Pitt Meadows! This beautiful estate property boasts +/- 187,964 Sq. Ft. of Greenhouse Facilities and 4.3-4.5 Acres of outdoor growing area (Container Yard). The property operates as a high quality specialty nursery with a diverse plant selection that is one of the largest in the province. Featuring 19.49 acres, this property included a +/- 3,829 Sq. Ft., 2 Storey Home with 5 Bedrooms and 4 Bathrooms and a scenic mountain view. A tree-lined and fenced yard offers a sense of privacy. This is truly a unique and excellent investment opportunity. Call us today for all the details.**