



Presented by:
Nikki Cvitanovic

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Active
R2117781
Board: V
House with Acreage

25292 130 AVENUE
Maple Ridge
Websters Corners
V4R 1C9

Residential Detached
\$1,200,000 (LP)
(SP)



Sold Date: Frontage (feet): **309.70** Original Price: **\$1,200,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1975**
Depth / Size: **1167** Bathrooms: **3** Age: **41**
Lot Area (sq.ft.): **361,419.00** Full Baths: **3** Zoning: **RS3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$1,335.56**
Rear Yard Exp: For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-213-361**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Multiple, RV Parking Avail.**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **LT 8 LD 36 SEC 26 TWP 12 NWD PL 7639**

Amenities: **Workshop Attached**

Site Influences: **Private Yard, Rural Setting**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 18'	Below	Kitchen	10' x 7'			x
Main	Dining Room	10' x 12'	Below	Living Room	19' x 12'			x
Main	Kitchen	21' x 9'			x			x
Above	Master Bedroom	16' x 13'			x			x
Above	Bedroom	13' x 11'			x			x
Above	Bedroom	9' x 10'			x			x
Bsmt	Living Room	19' x 12'			x			x
Bsmt	Kitchen	12' x 9'			x			x
Bsmt	Bedroom	10' x 8'			x			
Bsmt	Bedroom	12' x 10'			x			
Finished Floor (Main):	931	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	616	# of Kitchens: 3	1	Above	3	Yes	Barn: Workshop/Shed: 30X65 Pool: Garage Sz: Door Height:	
Finished Floor (Below):	716	# of Levels: 4	2	Main	4	No		
Finished Floor (Basement):	850	Suite: Unauthorized Suite	3	Below	3	No		
Finished Floor (Total):	3,113 sq. ft.	Crawl/Bsmt. Height:	4					
Unfinished Floor:	0	Beds in Basement: 2 Beds not in Basement: 3	5					
Grand Total:	3,113 sq. ft.	Basement: Full	6					
			7					
			8					

Listing Broker(s): **RE/MAX Nyda Realty Inc.**

Located in desirable Webster Corners, sits 8.3 acres. Perfect for hobby farming, greenhouse operation and comes with barn/workshop that has 220 power. This 4 level split home has a main living area, w/3 bdrms & bath plus 2 private suites with kitchenettes, private bathrooms, and laundry. A huge deck out back off the main floor. This property is in need is some TLC, with huge potential and would be an ideal project due to the fantastic asking price.



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Active
R2112617

Board: V
House with Acreage

13783 RIPPINGTON ROAD

Pitt Meadows
North Meadows PI
V3Y 1Z1

Residential Detached

\$4,880,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$4,880,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1994
Depth / Size:	Bathrooms:	4	Age: 22
Lot Area (sq.ft.): 427,977.00	Full Baths:	3	Zoning: ALR
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,456.24
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 013-181-891
			Tour:

View: **Yes: PANORAMIC MOUNTAIN VIEWS**

Complex / Subdiv:

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

Style of Home: **2 Storey, Other**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Gas - Natural**
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: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **BLK 6 LD 36 SEC 11 RNG N1 MER E PART S 1/2 OF SE 1/4, MERIDIAN ECM, EXCEPT PLAN 24724 LMP49651**

Amenities: **Barn, Garden**

Site Influences: **Golf Course Nearby, Private Setting**

Features:

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

Finished Floor (Main):	11,589	# 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: 1	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	11,589 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:	11,589 sq. ft.		7				
			8				

Listing Broker(s): **Colliers Macaulay Nicolls Inc.**

Colliers Macaulay Nicolls Inc.

The renowned "FARM HOUSE" offers a unique opportunity for a family estate. Boasting nearly 10 acres of scenic farm land and manicured gardens, this property is improved with 11,589 SF of built area which includes: 4,655 SF custom-built house, 2,325 SF event hall, 1,490 SF coach house, 2,100 SF barn, and a 1,019 SF stable. The property is also adorned with pristine garden beds that frame a large pond, an island, and 2 bridges. Beyond the estate, enjoy 7 acres of organic blueberries and additional farm land. Court ordered sale. All offers are subject to Court approval.