




Presented by:
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Active
R2036187
 Board: V
 House/Single Family

13783 RIPPINGTON ROAD
 Pitt Meadows
 North Meadows PI
 V3Y 1Z1

Residential Detached
\$4,500,000 (LP)
 (SP) 



Sold Date:	Frontage (feet):	Original Price: \$4,500,000
Depth / Size (ft.):	Bedrooms: 5	Approx. Year Built: 1994
Lot Area (sq.ft.): 427,977.00	Bathrooms: 4	Age: 22
Flood Plain:	Full Baths: 3	Zoning: ALR
Rear Yard Exp:	Half Baths: 1	Gross Taxes: \$5,538.27
Approval Req?:		For Tax Year: 2015
If new, GST/HST inc?:		Tax Inc. Utilities?: Yes
		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**
 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: **:**
 Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **BLK 6 LD 36 SEC 11 RNG N1 MER E**

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 15'1	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: 2	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 enchanting gardens that frame a large pond featuring 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. Open House on Sat, March 5th from 2-4pm