



Presented by:
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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	Beds not in Basement: 5	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.