



Presented by:  
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**Active**  
**R2658412**  
Board: V  
House with Acreage

**13460 RIPPINGTON ROAD**  
Pitt Meadows  
North Meadows PI  
V3Y 1Z1

Residential Detached  
**\$4,499,000** (LP)  
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,900,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1996**  
Frontage(feet): **440.00** Bathrooms: **3** Age: **26**  
Frontage(metres): **134.11** Full Baths: **2** Zoning: **A-1**  
Depth / Size: **516 (5.21AC)** Half Baths: **1** Gross Taxes: **\$8,954.00**  
Lot Area (sq.ft.): **226,947.60** Rear Yard Exp: For Tax Year: **2021**  
Lot Area (acres): **5.21** P.I.D.: **004-622-294** Tax Inc. Utilities?: **No**  
Flood Plain: Tour: **Virtual Tour URL**  
View: :  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Septic, Water**  
Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Wood**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **SOUTH HALF LOT 23 SECTION 13 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 19021. DOUBLE EXPOSURE: ALSO LISTED AS HOUSE WITH ACREAGE, C8042849**

Amenities:

Site Influences: **Paved Road, Rural Setting**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,600	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,538	Main	Living Room	12'11 x 17'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'9 x 15'5			x	Main 2
Finished Floor (Below):	0	Main	Bedroom	11'6 x 11'7			x	Above 3
Finished Floor (Basement):	0	Main	Laundry	15'7 x 7'7			x	Above 4
Finished Floor (Total):	3,138sq. ft.	Main	Family Room	17'2 x 13'4			x	
Unfinished Floor:	0	Main	Nook	12'11 x 8'10			x	
Grand Total:	3,138sq. ft.	Main	Kitchen	12'8 x 13'2			x	
Flr Area (Det'd 2nd Res):	800sq. ft.	Above	Master Bedroom	16'5 x 15'1			x	
Suite: <b>None</b>		Above	Walk-In Closet	9'4 x 8'6			x	
Basement: <b>None</b>		Above	Bedroom	11'1 x 11'1			x	
		Above	Bedroom	13'6 x 10'10			x	
		Above	Bedroom	17'3 x 10'			x	
		Above	Office	16'11 x 18'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:				
ByLaw Restrictions:								

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.** **B.C. Farm & Ranch Realty Corp.**

**5.21 Acre parcel with 164,656 sqft Ven-lo glass greenhouse equipped w/ Priva. Property also features a newer approx. 46 x 76 Warehouse Building. Featuring large frontage, city water, natural gas and tons of power 1200 Amps! Property features a sophisticated security system designed for Health Canada cannabis licensing purposes equipped with surveillance, access control and intrusion detection. 1996 built 2 story 3,138 sq ft home. Main floor has a spacious living and family room and kitchen complete with Jenn Air stove and fridge, and Bosch oven and microwave. One bedroom and bath on the main floor as well. Upstairs features the Master Bedroom along with 3 additional bedrooms and games room above the garage. COURT ORDERED SALE**