



Presented by:

Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
http://www.mylyne.com
info@mylyne.com



Active
R3023025
Board: V
Manufactured

8 12868 229TH STREET

Maple Ridge
East Central
V2X 6T1

Residential Detached

\$199,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$229,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1968
Frontage(feet):	Bathrooms: 1	Age: 58
Frontage(metres):	Full Baths: 1	Zoning: MHR
Depth / Size:	Half Baths: 0	Gross Taxes: \$432.01
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.00	P.I.D.: 300-021-729	Tax Inc. Utilities?: Yes
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Manufactured/Mobile**
Construction: **Manufactured/Mobile**
Exterior: **Aluminum**
Foundation: **Concrete Block**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Leasehold not prepaid-NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Renovations:
of Fireplaces: **0** R.I. Fireplaces: **0**
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Legal: **MHR# 002608 ELC BC# 433792**

Amenities: **None**

Site Influences: **Adult Oriented, Cul-de-Sac, Marina Nearby, Private Setting, Retirement Community, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Finished Floor (Main):	720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Primary Bedroom	11'4 x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	8' x 8'6			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	8' x 8'6			x	
Finished Floor (Basement):	0	Main	Kitchen	10' x 12'			x	
Finished Floor (Total):	720sq. ft.	Main	Living Room	11'4 x 14'			x	
Unfinished Floor:	0			x			x	
Grand Total:	720sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: None				x			x	

Crawl/Bsmt. Height: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Manuf Type: **Single Wide** Registered in MHR?: **Yes** PAD Rental: **\$789.00**
MHR#: **002608** CSA/BCE: **433792** Maint. Fee:
ByLaw Restrictions: **Age Restrictions**

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to Alouette mobile home park. Three bedroom one bathroom home on spacious lot. New Floors, Paint, New Lighting, Electrical upgrade and updated Windows. Close to all amenities. Don't be shy call today for private viewing.



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Active
R3063094
Board: V
House/Single Family

19753 WILDCREST AVENUE

Pitt Meadows
South Meadows
V3Y 1M3

Residential Detached

\$869,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$889,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1979
Frontage(feet): 0.00	Bathrooms: 2	Age: 47
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,764.24
Lot Area (sq.ft.): 5,227.00	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.12	P.I.D.: 005-503-876	Tax Inc. Utilities?:
Flood Plain: Yes		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single, Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Fixtures Rmvd: **:SOLD AS IS WHERE IS AT TIME OF POSSESSION**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 1157 DISTRICT LOT 280 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 56638**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,056	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	718	Main	Foyer	8'11 x 6'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 13'2			x	Main 3
Finished Floor (Below):	0	Main	Den	10'10 x 10'5			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	14'11 x 11'1			x	
Finished Floor (Total):	1,774sq. ft.	Main	Kitchen	11'6 x 10'8			x	
Unfinished Floor:	0	Main	Laundry	5' x 2'8			x	
Grand Total:	1,774sq. ft.	Above	Primary Bedroom	13'7 x 12'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'6 x 10'9			x	
		Above	Bedroom	10'10 x 10'7			x	
		Below	Bedroom	11' x 9'8			x	
							x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services**

RENOVATORS'S DELIGHT. Great location in Pitt Meadows. Located on a quiet side street cul-de-sac with a kids play park at the end. Multi-level home has so much potential. Great for the young family, investors or renovators-an opportunity awaits. The home features vaulted ceilings in the formal living room with gas fireplace, family room with slider to a large deck, kitchen with tile splash, main floor bath also serves as a convenient laundry room. Upper floor has good sized bedrooms with the primary bedroom having a cheater door to the main bath. Open carport with driveway parking. Bonus is the useable 6' crawl space. Prime- location, close to schools, recreation, shopping and transit. Hurry on this one and make some sweat equity.



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Active
R3046929
Board: V
House/Single Family

11870 248 STREET

Maple Ridge
Websters Corners
V4R 2A9

Residential Detached

\$1,022,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,055,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1954
Frontage(feet): 1.00	Bathrooms: 3	Age: 72
Frontage(metres): 0.30	Full Baths: 3	Zoning: HSE
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,108.91
Lot Area (sq.ft.): 8,269.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.19	P.I.D.: 013-992-643	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Basement Entry	Total Parking: 6 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Double, RV Parking Avail.
Exterior: Mixed	Driveway Finish: Asphalt, Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel:	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Mixed
Type of Roof: Asphalt	

Legal: **LOT 36, PLAN NWP81621, SECTION 14, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,400	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	488	Main	Foyer	8'0 x 6'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 10'0			x	Main 3
Finished Floor (Below):	0	Main	Living Room	25'4 x 11'7			x	Main 3
Finished Floor (Basement):	0	Main	Den	11'4 x 9'4			x	Above 3
Finished Floor (Total):	1,888sq. ft.	Main	Kitchen	15'2 x 11'5			x	
Unfinished Floor:	0	Main	Eating Area	6'4 x 6'2			x	
Grand Total:	1,888sq. ft.	Main	Primary Bedroom	13'0 x 12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	15'6 x 12'7			x	
		Above	Bedroom	15'7 x 10'6			x	
Suite:							x	
Basement: Crawl, Part, Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Westside**

A little bit country, a whole lot of charm — this 3 bedroom, 3 bathroom Webster's Corners home offers nearly 1,900 sqft of living space on a private corner lot. Fully renovated with modern farmhouse touches, the main floor features a welcoming entryway, spacious dining room, sunken living room, sun-soaked den, and open kitchen with eating area. The primary bedroom is conveniently located on the main floor, and two large bedrooms and a full bath are upstairs. Outside, you'll find an expansive, fully fenced yard, an oversized double garage, and a newly paved asphalt driveway that offers plenty of space for RV parking or a boat. Schedule a showing today to experience the charm and convenience of this stunning Webster's Corners home for yourself.



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Active
R3073227
Board: V
House/Single Family

12326 AURORA STREET

Maple Ridge
East Central
V2X 0J5

Residential Detached

\$1,179,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,179,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1988
Frontage(feet): 0.01	Bathrooms: 3	Age: 38
Frontage(metres): 0.00	Full Baths: 3	Zoning: HSE
Depth / Size:	Half Baths: 0	Gross Taxes: \$5,878.64
Lot Area (sq.ft.): 5,974.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 008-620-725	Tax Inc. Utilities?: No
Flood Plain:	View: No :	Tour: Virtual Tour URL
Complex/Subdiv:	Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations: **Partly**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 13, PLAN NWP75898, SECTION 21, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,050	Main	Living Room	26'0 x 12'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'4 x 3'10			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11'4 x 10'6			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	14'0 x 9'3			x	Above 4
Finished Floor (Total):	2,400sq. ft.	Main	Den	12'3 x 9'5			x	
Unfinished Floor:	0	Main	Foyer	7'1 x 4'2			x	
Grand Total:	2,400sq. ft.	Above	Kitchen	10'8 x 8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Eating Area	10'8 x 7'2			x	
Suite: Unauthorized Suite		Above	Living Room	18'7 x 16'8			x	
Basement: None		Above	Dining Room	14'5 x 9'6			x	
		Above	Primary Bedroom	13'4 x 12'5			x	
		Above	Bedroom	16'2 x 10'0			x	
		Above	Bedroom	13'0 x 10'0			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage Westside**

Huge backyard for summer fun, gardening, and entertaining? Check. Sunny deck for morning coffee? Yep. Room for the in-laws or a mortgage helper? You bet. This bright, renovated 2-level family home in Maple Ridge has it all. The main floor features three spacious bedrooms and plenty of living space, while the lower level has a self-contained one-bedroom suite. All on a large, flat lot with a double garage for cars, toys, or gear. A great central location makes school runs, errands and adventures a breeze. Come see where your next story begins!



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Active
R3045746
Board: V
House/Single Family

21729 124 AVENUE

Maple Ridge
West Central
V2X 4H6

Residential Detached

\$1,249,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1962
Frontage(feet): 100.00	Bathrooms: 2	Age: 64
Frontage(metres): 30.48	Full Baths: 2	Zoning: RS-1B
Depth / Size: 120	Half Baths: 0	Gross Taxes: \$6,029.31
Lot Area (sq.ft.): 12,337.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.28	P.I.D.: 025-208-659	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT B, PLAN LMP52071, DISTRICT LOT 244, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Finished Floor (Main):	1,389	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 12'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	11' x 15'			x	Bsmt 3
Finished Floor (Basement):	1,295	Main	Primary Bedroom	11'5 x 13'			x	
Finished Floor (Total):	2,684sq. ft.	Main	Bedroom	11' x 13'			x	
Unfinished Floor:	0	Main	Bedroom	10'6 x 8'			x	
Grand Total:	2,684sq. ft.	Bsmt	Recreation Room	15' x 19'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Hobby Room	14' x 10'			x	
Suite:		Bsmt	Laundry	9' x 11'			x	
Basement: Full		Bsmt	Bedroom	12' x 15'			x	
		Bsmt	Other	10' x 10'			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **eXp Realty of Canada, Inc.**

eXp Realty of Canada, Inc.

Welcome to this spacious 4 bedroom, 2 bathroom home sitting on a large 12,000+ sq. ft. lot. This property offers incredible potential with the possibility to sub-divide (please confirm with city), making it an excellent opportunity for investors, builders, or families looking for future value. The home itself features generous living spaces and a functional layout, while the expansive yard provides endless options for outdoor living, gardening, or redevelopment. Conveniently located close to schools, shopping, and major routes, this is a rare chance to secure a property with both present comfort and future potential.



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Active
R3016341
Board: V
House with Acreage

14244 SILVER VALLEY ROAD

Maple Ridge
Silver Valley
V4R 2R3

Residential Detached

\$1,400,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,600,000
Meas. Type: Feet	Bedrooms: 11	Approx. Year Built: 1948
Frontage(feet): 187.00	Bathrooms: 6	Age: 78
Frontage(metres): 57.00	Full Baths: 6	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,369.37
Lot Area (sq.ft.): 0.00	Rear Yard Exp: East	For Tax Year: 2024
Lot Area (acres): 3.17	P.I.D.: 006-415-865	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas		
Sewer Type: Septic	Water Supply: Well - Shallow	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **15** Covered Parking: **4** Parking Access:
Parking: **Carport; Multiple, Garage; Double, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 4, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICTLOT 5, PLAN NWP7757, SECTION 33, TOWNSHIP 12, NEW WESTMINSTER LAND DISTRICT**
PID: 006-415-873

Amenities: **In Suite Laundry**

Site Influences: **Greenbelt, Recreation Nearby, Rural Setting, Waterfront Property**

Features:

Finished Floor (Main):	2,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,546	Main	Foyer	6'3 x 3'9	Above	Bedroom	9'8 x 13'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Flex Room	9'9 x 7'9	Above	Flex Room	12'8 x 9'6	Above 4
Finished Floor (Below):	0	Main	Family Room	15'11 x 9'11	Abv Main 2	Foyer	7'5 x 6'10	Above 3
Finished Floor (Basement):	0	Main	Foyer	8'4 x 10'6	Abv Main 2	Laundry	9'9 x 7'3	Main 3
Finished Floor (Total):	3,591sq. ft.	Main	Living Room	29'11 x 16'8	Abv Main 2	Kitchen	9'9 x 15'3	Abv Main 2 3
Unfinished Floor:	0	Main	Dining Room	13'7 x 9'7	Abv Main 2	Living Room	21'8 x 17'0	Abv Main 2 3
Grand Total:	3,591sq. ft.	Main	Kitchen	13'3 x 16'5	Abv Main 2	Bedroom	14'7 x 7'6	Abv Main 2 3
Flr Area (Det'd 2nd Res):	2,160sq. ft.	Main	Bedroom	13'4 x 10'6	Abv Main 2	Bedroom	10'0 x 9'3	
		Main	Bedroom	12'0 x 11'3	Abv Main 2	Bedroom	10'0 x 10'3	
		Above	Loft	19'4 x 11'10	Abv Main 2	Bedroom	10'0 x 9'9	
		Above	Primary Bedroom	12'7 x 12'11	Abv Main 2	Attic	14'8 x 20'3	
		Above	Walk-In Closet	8'1 x 7'2	Abv Main 2	Kitchen	10'0 x 9'10	
		Above	Bedroom	13'2 x 8'10	Abv Main 2	Bedroom	10'0 x 9'10	

Suite: **Other**
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **3** # of Rooms: **27**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Royal LePage - Wolstencroft**

Silver Valley!! Over 3 Acres of Park like Privacy backing onto Ravine and River. Main House tucked away from the road and boasts 5 bedrooms and 3 full bathrooms with multilevel decks, patio and balcony. Attached Double Garage and Loft area. Very unique and functional floor plan. Duplex on Property offers 6 bedrooms and 3 bathrooms. Located between Malcolm Knapp Research Forest and New Residential Development, this is a rare offering. 2 Legal Lots and loads of Parking.



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Active
R3064857
Board: V
House with Acreage

11885 264 STREET

Maple Ridge
Websters Corners
V2W 1P9

Residential Detached

\$1,539,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,649,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1992
Frontage(feet): 321.00	Bathrooms: 1	Age: 34
Frontage(metres): 97.84	Full Baths: 1	Zoning: R3
Depth / Size: 2170	Half Baths: 0	Gross Taxes: \$9,271.03
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 16.00	P.I.D.: 013-302-604	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour:
Complex/Subdiv: Websters Corner	Services Connected: Electricity, Natural Gas, Septic, Water	
First Nation Reserve:	Sewer Type: Septic	Water Supply: Well - Shallow

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: 20	Covered Parking: 0	Parking Access: Front
Parking: Open	Driveway Finish:	Dist. to School Bus:
Dist. to Public Transit:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
Property Disc.: No	Fixtures Leased: No	
Fixtures Rmvd: :	Floor Finish: Mixed, Carpet	

Legal: **PART E1/2 OF E1/2 OF E1/2 OF NE1/4, SECTION 13, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 34790**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Treed**

Features:

Finished Floor (Main):	2,727	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	576	Main	Kitchen	20' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	8'5" x 7'5"			x	Above 4
Finished Floor (Below):	0	Main	Living Room	20' x 15'5"			x	
Finished Floor (Basement):	0	Main	Dining Room	11' x 11'5"			x	
Finished Floor (Total):	3,303sq. ft.	Main	Family Room	20' x 20'			x	
Unfinished Floor:	2,727	Main	Primary Bedroom	22' x 15'			x	
Grand Total:	6,030sq. ft.	Main	Bedroom	13' x 12'			x	
Flr Area (Det'd 2nd Res):	1,192sq. ft.	Above	Living Room	20' x 15'			x	
		Above	Storage	16' x 8'5"			x	
		Above	Bedroom	16' x 15'5"			x	
		Below	Storage	20' x 16'			x	
		Below	Bedroom	16' x 15'			x	
				x			x	
Suite: None		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Full, Partly Finished		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 12							

Listing Broker(s): **Royal LePage Elite West**

Court Ordered Sale! Discover ultimate privacy on this 16-acre property just minutes from town. This spacious home features 3 bedrooms, 4 bathrooms, and endless potential. Detached workshop with second residence above. Plenty of room for all your toys, hobbies, and future plans. Whether you're looking for a serene escape or a blank canvas to create your dream property, this is your opportunity. Don't miss out—bring your ideas and make it yours today



Presented by:

Mylyne Santos PREC*

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Active
R3041632
Board: V
House with Acreage

26521 LOUGHEED HIGHWAY

Maple Ridge
Thornhill MR
V2W 1K2

Residential Detached

\$1,750,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1982
Frontage(feet): 524.93	Bathrooms: 1	Age: 44
Frontage(metres): 160.00	Full Baths: 1	Zoning: RS-3
Depth / Size:	Half Baths: 0	Gross Taxes: \$7,088.66
Lot Area (sq.ft.): 376,358.40	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 8.64	P.I.D.: 012-877-433	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Fraser River, Langley.		
Complex/Subdiv: Thornhill		
First Nation Reserve:		
Services Connected: Electricity, Septic		
Sewer Type: Septic	Water Supply: Well - Drilled, Well - Shallow	

Style of Home: 1 Storey, Rancher/Bungalow	Total Parking: 10 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Wood	Driveway Finish: Asphalt
Foundation: Concrete Perimeter	Dist. to Public Transit: 5K Dist. to School Bus: 5K
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces: 0	Property Disc.: No
Fireplace Fuel: Wood	Fixtures Leased: No :Foreclosure
Fuel/Heating: Electric	Reno. Year:
Outdoor Area: Patio(s) & Deck(s)	Rain Screen:
Type of Roof: Asphalt	Metered Water: No
	R.I. Plumbing: No Fixtures Rmvd: Yes :Foreclosure
	Floor Finish: Wall/Wall/Mixed

Legal: **PARCEL F, DISTRICT LOT 434, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (REF PL 3042); EXC: FIRSTLY PCL "G" (EXPL PL 9867); SECONDLY: PT DEDICATED RD ON PL86354; THIRDLY: PT ON HIGHWAY PL 4697**

Amenities: **Barn, Garden, Storage, Wheelchair Access, Workshop Detached**

Site Influences: **Cleared, Gated Complex, Paved Road, Private Yard, Treed**

Features: **Smoke Alarm, Windows - Thermo**

Finished Floor (Main):	1,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	3' x3'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'6 x12'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	8'6 x8'			x	
Finished Floor (Basement):	0	Main	Kitchen	12'2 x10'9			x	
Finished Floor (Total):	1,104sq. ft.	Main	Other	10' x8'1			x	
Unfinished Floor:	0	Main	Laundry	10' x5'5			x	
Grand Total:	1,104sq. ft.	Main	Dressing Room	7'7 x5'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Primary Bedroom	12'9 x12'			x	
							x	
							x	
							x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height: 3'	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

Good morning, We have an accepted offer, the subjects were removed on Saturday, November 22, 2025, and the deposit is in place. We will be applying for a court date this week. Once the court date is confirmed, I will release the accepted offer amount as required by Board Rules. The court hearing will be at the Supreme Court on Smythe Street in Vancouver, usually at 9:00 a.m. If you have any questions, please do not hesitate to contact me. Thanks,