



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R2997513**  
Board: V  
House/Single Family

**12326 AURORA STREET**

Maple Ridge  
East Central  
V2X 0J5

Residential Detached

**\$1,275,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,275,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>0.01</b>	Bathrooms: <b>3</b>	Age: <b>37</b>
Frontage(metres): <b>0.00</b>	Full Baths: <b>3</b>	Zoning: <b>HSE</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,878.64</b>
Lot Area (sq.ft.): <b>5,974.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.14</b>	P.I.D.: <b>008-620-725</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Total Parking: **6** Covered Parking: Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage; Double**  
Driveway Finish: **Concrete**  
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: **:**  
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: <b>Unauthorized Suite</b>		Above	Living Room	18'7 x 16'8			x	
Basement: <b>None</b>		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: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>2</b>	# of Rooms: <b>13</b>	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**  
**R2971724**  
Board: V  
House with Acreage

**24640 110 AVENUE**

Maple Ridge  
Albion  
V2W 1G7

Residential Detached

**\$1,299,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,299,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1977</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>48</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RS3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,515.79</b>
Lot Area (sq.ft.): <b>89,297.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>2.05</b>	P.I.D.: <b>008-777-934</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: <b>Yes: Greenbelt &amp; Ravine</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled</b>	

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

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Wood**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **DetachedGrge/Carport, Open**  
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: **Hardwood, Mixed, Tile**

Legal: **LOT U, PLAN NWP25329, PART NE1/4, SECTION 10, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Workshop Detached**

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

Features:

Finished Floor (Main):	1,187	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	893	Main	Kitchen	18' x 10'6"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6" x 8'6"			x	Main 4
Finished Floor (Below):	0	Main	Living Room	32' x 16'6"			x	Above 3
Finished Floor (Basement):	0	Main	Bedroom	10' x 12'			x	
Finished Floor (Total):	2,080sq. ft.	Above	Primary Bedroom	23' x 11'6"			x	
Unfinished Floor:	0	Above	Bedroom	10'3" x 10'5"			x	
Grand Total:	2,080sq. ft.	Above	Loft	19'8" x 13'1"			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>None</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Escape to tranquility in this 3-bed, 2-bath home on 2 acres, tucked away at the end of a quiet street next to Kanaka Creek. With 2000sqft across 2 levels, the master bedroom features vaulted ceilings. Outside, a 2400 sqft workshop with 400 amp service awaits. Enjoy the peace and privacy of this charming property – your perfect retreat. This property boasts a second title and includes two PIDs, enhancing its unique appeal and investment potential.**



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**Active**  
**R3016341**  
Board: V  
House with Acreage

**14244 SILVER VALLEY ROAD**

Maple Ridge  
Silver Valley  
V4R 2R3

Residential Detached

**\$1,600,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,600,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>11</b>	Approx. Year Built: <b>1948</b>
Frontage(feet): <b>187.00</b>	Bathrooms: <b>6</b>	Age: <b>77</b>
Frontage(metres): <b>57.00</b>	Full Baths: <b>6</b>	Zoning: <b>RS-3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,369.37</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>3.17</b>	P.I.D.: <b>006-415-865</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: <b>Yes: River</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Shallow</b>	

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 DISTRICT LOT 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: <b>Other</b>									
Basement: <b>Crawl</b>									
Crawl/Bsmt. Height:	# of Levels: <b>2</b>		Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: <b>3</b>	# of Rooms: <b>27</b>		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**  
**R2995187**  
Board: V  
House with Acreage

**11885 264 STREET**

Maple Ridge  
Websters Corners  
V2W 1P9

Residential Detached

**\$1,949,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1992</b>
Frontage(feet): <b>321.00</b>	Bathrooms: <b>0</b>	Age: <b>33</b>
Frontage(metres): <b>97.84</b>	Full Baths: <b>0</b>	Zoning: <b>R3</b>
Depth / Size: <b>2170</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$9,835.00</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>16.00</b>	P.I.D.: <b>013-302-604</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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 Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
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:

Features:

Finished Floor (Main):	<b>2,698</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>576</b>	<b>Main</b>	<b>Kitchen</b>	<b>0' x 0'</b>			<b>x</b>	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>0' x 0'</b>			<b>x</b>	
Finished Floor (Below):	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>0' x 0'</b>			<b>x</b>	
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>0' x 0'</b>			<b>x</b>	
Finished Floor (Total):	<b>3,274sq. ft.</b>			<b>x</b>			<b>x</b>	
Unfinished Floor:	<b>1,000</b>			<b>x</b>			<b>x</b>	
Grand Total:	<b>4,274sq. ft.</b>			<b>x</b>			<b>x</b>	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>			<b>x</b>			<b>x</b>	
Suite: <b>None</b>				<b>x</b>			<b>x</b>	
Basement: <b>Full, Partly Finished</b>				<b>x</b>			<b>x</b>	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>4</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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. 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!**





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**Active**  
**R2996372**  
Board: V  
House with Acreage

**26521 LOUGHEED HIGHWAY**

Maple Ridge  
Thornhill MR  
V2W 1K2

Residential Detached

**\$2,048,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$2,248,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1982</b>
Frontage(feet): <b>524.93</b>	Bathrooms: <b>1</b>	Age: <b>43</b>
Frontage(metres): <b>160.00</b>	Full Baths: <b>1</b>	Zoning: <b>RS-3</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,088.66</b>
Lot Area (sq.ft.): <b>376,358.40</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>8.64</b>	P.I.D.: <b>012-877-433</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Fraser River, Langley.</b>		
Complex/Subdiv: <b>Thornhill</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Septic</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>Well - Drilled, Well - Shallow</b>	

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

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	
			Primary Bedroom	12'9 x12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height: <b>3'</b>	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**The Court-Ordered Foreclosure property spans 8.64 acres; half of these acres are level, with no water courses. Back half in the ALR. Front portion is zoned RS-3, plus an approx. 4500 sq. ft. lot zoned M2 across Lougheed on the south side. The property includes a remodeled one-story bungalow of 1,100 sq. ft. a two-level shop measuring 5200 sq. ft., and a 1700 sq. ft. barn. Laser drawings are provided. A private double-gated paved driveway winds up to the property. 12 doc. Packages are available.**



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**Active**  
**R3023045**

Board: V  
House with Acreage

**17915 FORD DETOUR ROAD**

Pitt Meadows  
West Meadows  
V3Y 0A7

Residential Detached

**\$2,350,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,350,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1949</b>
Frontage(feet): <b>595.91</b>	Bathrooms: <b>3</b>	Age: <b>76</b>
Frontage(metres): <b>181.63</b>	Full Baths: <b>2</b>	Zoning: <b>A-1</b>
Depth / Size: <b>620.930</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,170.38</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>8.64</b>	P.I.D.: <b>011-124-288</b>	Tax Inc. Utilities?:
Flood Plain: <b>Yes</b>		Tour:
View: <b>Yes: Mountain Views</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Carport & Garage, Open**  
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:

Legal: **PARCEL A, LOT 3, BLOCK 5N, PLAN NWP4741, SECTION 4, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, (J131670E)**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Rural Setting, Shopping Nearby**

Features:

Finished Floor (Main):	1,069	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	13' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20' x 14'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	12'7' x 8'8'			x	
Finished Floor (Basement):	1,069	Main	Eating Area	11' x 7'6"			x	
Finished Floor (Total):	2,138sq. ft.	Bsmt	Den	10'7' x 7'9"			x	
Unfinished Floor:	0	Bsmt	Flex Room	13' x 11'7"			x	Main 2
Grand Total:	2,138sq. ft.	Bsmt	Bedroom	12'4' x 13'			x	
		Bsmt	Bedroom	13' x 11'7"			x	
		Bsmt	Laundry	8'2' x 8'2"			x	Bsmt 3
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>								
Basement: <b>Partly Finished</b>								
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**8.64 ACRES HOUSE AND BLUEBERRY FARM.** Corner property is great for building an Estate Home with mountain views, with 2 road frontages. All utilities available, City Water, Gas, and Hydro. Currently, the Main House spans 2,138 SQ/FT and offers 3 bedrooms and 3 bathrooms. 1 Barn 1,000 SQ/FT, 1 Building 750 SQ/FT, 1 Shed 650 SQ/FT, and 1 Pole Barn 500 SQ/FT. Currently planted with 6 acres of blueberries. The location is convenient, minutes away from all amenities, schools, and Pitt Meadows. Easy access to Lougheed Highway and Golden Ears Way.