



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
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**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: <b>\$229,900</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1968</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>57</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MHR</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$432.01</b>
Lot Area (sq.ft.): <b>0.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.00</b>	P.I.D.: <b>300-021-729</b>	Tax Inc. Utilities?: <b>Yes</b>
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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:

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

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	Manuf Type: <b>Single Wide</b>	Registered in MHR?: <b>Yes</b>	PAD Rental: <b>\$789.00</b>				
# of Kitchens: 1	# of Rooms: 5	MHR#: <b>002608</b>	CSA/BCE: <b>433792</b>	Maint. Fee:				
ByLaw Restrictions: <b>Age Restrictions</b>								

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**  
**R3030878**

Board: V  
House/Single Family

**19753 WILDCREST AVENUE**

Pitt Meadows  
South Meadows  
V3Y 1M3

Residential Detached

**\$919,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$929,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1979</b>
Frontage(feet): <b>0.00</b>	Bathrooms: <b>2</b>	Age: <b>46</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size:	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,764.24</b>
Lot Area (sq.ft.): <b>5,227.00</b>	Rear Yard Exp: <b>Northeast</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.12</b>	P.I.D.: <b>005-503-876</b>	Tax Inc. Utilities?:
Flood Plain: <b>Yes</b>		Tour:
View: <b>No</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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	
				x			x	
				x			x	

  

Suite: <b>None</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Crawl</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	ByLaw Restrictions:	
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>		

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**  
**R2997513**  
Board: V  
House/Single Family

## 12326 AURORA STREET

Maple Ridge  
East Central  
V2X 0J5

Residential Detached

**\$1,225,000** (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**  
**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

**\$1,849,000** (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**  
**R3041632**  
Board: V  
House with Acreage

**26521 LOUGHEED HIGHWAY**

Maple Ridge  
Thornhill MR  
V2W 1K2

Residential Detached

**\$1,998,000** (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: **43**  
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** Rain Screen: Fixtures Leased: **No :Foreclosure**  
Fuel/Heating: **Electric** Metered Water: **No** Fixtures Rmvd: **Yes :Foreclosure**  
Outdoor Area: **Patio(s) & Deck(s)** R.I. Plumbing: **No** Floor Finish: **Wall/Wall/Mixed**  
Type of Roof: **Asphalt**

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.		Primary Bedroom	12'9 x12'			x	
Suite: <b>None</b>							x	
Basement: <b>Crawl</b>							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.**



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

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
[info@mylyne.com](mailto:info@mylyne.com)



**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: <b>Virtual Tour URL</b>
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: Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
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' x12'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20' x14'			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	12'7' x8'8			x		
Finished Floor (Basement):	1,069	Main	Eating Area	11' x7'6			x		
Finished Floor (Total):	2,138sq. ft.	Bsmt	Den	10'7' x7'9			x		
Unfinished Floor:	0	Bsmt	Flex Room	13' x11'7			x	Main	2
Grand Total:	2,138sq. ft.	Bsmt	Bedroom	12'4 x13'			x		
		Bsmt	Bedroom	13' x11'7			x		
		Bsmt	Laundry	8'2 x8'2			x	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
Suite: <b>None</b>				x			x		
Basement: <b>Partly Finished</b>				x			x		
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.