



Presented by:
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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: **\$2,350,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1949**
Frontage(feet): **595.91** Bathrooms: **3** Age: **76**
Frontage(metres): **181.63** Full Baths: **2** Zoning: **A-1**
Depth / Size: **620.930** Half Baths: **1** Gross Taxes: **\$2,170.38**
Lot Area (sq.ft.): **0.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **8.64** P.I.D.: **011-124-288** Tax Inc. Utilities?:
Flood Plain: **Yes** Tour:
View: **Yes: Mountain Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, 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: **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	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	13' x 11'7"			x	
Suite: None		Bsmt	Laundry	8'2' x 8'2"			x	Bsmt 3
Basement: Partly Finished				x			x	
				x			x	
				x			x	
				x			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): **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.