



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



**Active**  
**R2369961**

Board: V  
House with Acreage

**13783 RIPPINGTON ROAD**

Pitt Meadows  
North Meadows PI  
V3Y 1Z1

Residential Detached

**\$3,250,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size:  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Rear Yard Exp:  
Council Apprv?:  
If new, GST/HST inc?:

Frontage (feet):  
Bedrooms: **5**  
Bathrooms: **4**  
Full Baths: **3**  
Half Baths: **1**

Original Price: **\$3,250,000**  
Approx. Year Built: **1998**  
Age: **21**  
Zoning: **A-1**  
Gross Taxes: **\$4,614.09**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **013-181-891**  
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type:

Style of Home: **Carriage/Coach House**  
Construction: **Other**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Patio(s) &**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail.**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **SOUTH HALF SOUTH EAST QUARTER SECTION 11 BLK 6 NORTH RNG 1 EAST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PL 24724, SECONDLY: PART SUBDIVIDED BY PL LMP 49651 NEW WESTMINSTER DISTRICT**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 7'4	Main	Den	11'5 x 12'11			x
Main	Dining Room	10' x 22'3	Main	Bedroom	10' x 11'			x
Main	Living Room	15'1 x 27'	Main	Library	11'5 x 12'1			x
Main	Master Bedroom	14'8 x 15'5	Main	Bedroom	13'6 x 20'6			x
Main	Walk-In Closet	10'9 x 10'10	Main	Bedroom	12'3 x 18'5			x
Main	Dressing Room	14'8 x 15'6	Main	Den	14'7 x 18'11			x
Main	Family Room	9'5 x 11'11	Main	Bedroom	8' x 14'			x
Main	Kitchen	9'5 x 25'5			x			x
Main	Eating Area	16'4 x 17'11			x			x
Main	Den	12'1 x 13'6			x			x

Finished Floor (Main):	<b>4,655</b>	# of Rooms:	<b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>4,655 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement:	<b>Full</b>	6				
Grand Total:	<b>4,655 sq. ft.</b>	Beds not in Basement:	<b>5</b>	7				
				8				

Listing Broker(s): **Cushman & Wakefield**

**Beautiful 9.93 acre property in Pitt Meadows includes a 4655 SF. Estate home, 2100 SF. Guest suite, 1490 SF barn, 2325 SF, event hall, stable & 7 acres of organic blueberries.**