



Presented by:
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Active
R2425155
Board: V
House with Acreage

3475 41B STREET

Ladner
Ladner Rural
V4K 3N2

Residential Detached

\$1,250,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1978
Depth / Size:	Bathrooms: 4	Age: 42
Lot Area (sq.ft.): 0.00	Full Baths: 4	Zoning: A-1
Flood Plain:	Half Baths: 0	Gross Taxes: \$5,590.62
Rear Yard Exp:		For Tax Year: 2019
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 010-441-263
		Tour:

View: :
Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Septic, Water**
Sewer Type: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 1, PLAN NWP18933, DISTRICT LOT 56, GROUP 2, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	0' x 0'	Above	Master Bedroom	0' x 0'			x
Main	Living Room	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Family Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Living Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
		x			x			x
Above	Bedroom	0' x 0'			x			x
Finished Floor (Main):	2,804	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	
Finished Floor (Above):	1,176	# of Kitchens: 2	1	Main	3	No	Barn:	
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	Yes	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:	
Finished Floor (Total):	3,980 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:	
Grand Total:	3,980 sq. ft.	Basement: None	6					
			7					
			8					

Listing Broker(s): **RE/MAX Real Estate Services**

Great opportunity to own this 1.928 Acre A-1 zoned parcel situated in a quiet area of Ladner, BC. This property is within a 7 minutes drive to Ladner Village and Tsawwassen Mills Mall. The property is great for someone looking to build their dream home surrounded in a park-like setting or for an investor looking to farm the lands. Currently, the property is improved with a 2 storey home which shows signs of deferred maintenance. The property is currently tenanted. To be sold "As Is, Where Is" Subject to Court Approval. Buyers to conduct their own due diligence/inspections pertaining to the buildings and lands including any potential environmental contamination. Do not go on property without realtors consent.