



Presented by:  
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**Active**  
**R2206303**

Board: V  
House with Acreage

**14021 RIPPINGTON ROAD**

Pitt Meadows  
North Meadows PI  
V3Y 1Z1

Residential Detached

**\$6,250,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>2,173.5</b>	Original Price: <b>\$6,250,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1984</b>
Depth / Size: <b>4255.4</b>	Bathrooms:	<b>4</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>848,940.84</b>	Full Baths:	<b>2</b>	Zoning: <b>A1</b>
Flood Plain:	Half Baths:	<b>2</b>	Gross Taxes: <b>\$5,185.64</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>			P.I.D.: <b>006-763-618</b>
			Tour:

View: **Yes: MOUNTAIN**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Slab**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Heat Pump, Hot Water, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Add. Parking Avail., Garage; Double, RV Parking Avail.**

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

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LT 1 SEC 11 B6N R1E NWD PL 32933**

Amenities: **Green House, In Suite Laundry**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 15'1	Above	Bedroom	11'1 x 12'11			x
Main	Dining Room	11' x 15'1	Above	Bedroom	12'10 x 15'3			x
Main	Kitchen	14'1 x 16'11	Above	Nook	7'9 x 12'10			x
Main	Bedroom	11'5 x 15'3			x			x
Main	Foyer	11'2 x 11'7			x			x
Main	Family Room	19'4 x 24'1			x			x
Main	Office	14'3 x 15'1			x			x
Main	Laundry	9'8 x 10'9			x			x
Above	Master Bedroom	14'11 x 21'			x			
Above	Bedroom	10'11 x 11'1			x			

Finished Floor (Main): **2,120**  
Finished Floor (Above): **1,709**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,829 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,829 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Above</b>	<b>5</b>	<b>Yes</b>
2	<b>Above</b>	<b>5</b>	<b>No</b>
3	<b>Main</b>	<b>2</b>	<b>No</b>
4	<b>Main</b>	<b>2</b>	<b>No</b>
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Sutton Group-West Coast Realty (Langley)**

**This is one of the most spectacular listings in Pitt Meadows! This beautiful, estate property boasts +/- 187,964 Sq. Ft. of greenhouse facilities and 4.3 - 4.5 Acres of outdoor growing area (Container Yard). Additionally there are 1.7 acres of blue berries and 4 acres of fallow land. Featuring 19.49 Acres, this property includes a +/- 3,829 Sq. Ft., 2 Storey Home with 5 bedrooms and 4 bathrooms home that is situated on a privately landscaped 3 acres and a scenic mountain view. The property operates as a high quality, specialty nursery with a diverse plant selection that is one of the largest in the province. A tree-lined and fenced yard offers a sense of privacy. This is a turnkey greenhouse operation with excellent potential to utilize the fallow land or reconfigure for other AG uses**