



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)
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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	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Other	Fixtures Rmvd: No		
Water Supply: City/Municipal	Floor Finish:		
Fuel/Heating: Baseboard, Natural Gas			
Outdoor Area: Patio(s)			
Type of Roof: Tile - Concrete			

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:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 3,980 sq. ft.	Beds not in Basement: 3	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.