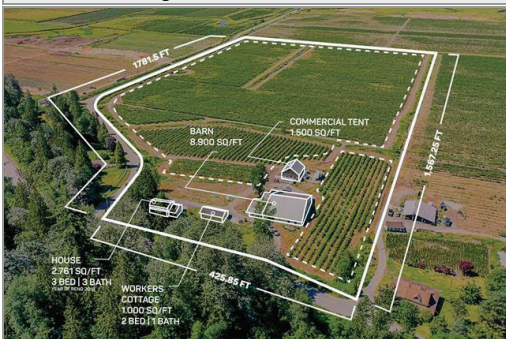


Active **10931 SYLVESTER ROAD** **\$3,128,000 (LP)**
R2785976 Mission (SP)
 Board: F, Detached Durieu
 House with Acreage V2V 0B2



Days on Market: **0** List Date: **6/7/2023** Expiry Date: **6/7/2024**
 Previous Price: **\$0** Original Price: **\$3,128,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: **Approx. Year Built: 1991**
 Frontage (feet): **425.85** Bedrooms: **3** Age: **32**
 Frontage (metre...): **129.80** Bathrooms: **3** Zoning: **A-1**
 Depth / Size: **1567.25 ...** Full Baths: **3** Gross Taxes: **\$2,856.53**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2022**
 Lot Area (acres): **29.16** Rear Yard Exp: **Tax Inc. Utilities?: No**
 Flood Plain: **Yes** P.I.D.: **010-805-958** Tour:
 View: **Yes : Mountain and Valley Views**
 Complex/Subd...
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Grge/Double Tandem, Open**
 Exterior: **Vinyl** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: **Completely** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: **2018** Seller's Intere... **Registered Owner**
 Fireplace Fuel: **Natural Gas** Rain Screen: Property Disc.: **No : Upon Accepted Offer**
 Fuel/Heating: **Natural Gas** Metered Water: Fixtures Leased: **No :**
 Outdoor Area: **Sundeck(s)** R.I. Plumbing: Fixtures Rmvd: **No :**
 Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 5, PLAN NWP2872, SECTION 12, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 36659** Municipal Charges
 Amenities: **Barn, Storage** Garbage:
 Site Influences: **Cleared** Water:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW** Sewer:
 Other:

Finished Floor (Main): 1,371	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,390	Main	Kitchen	22' x 14'3			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Family Room	13' x 14'3			x	Main 3
Finished Floor (Below): 0	Main	Living Room	15' x 17'6			x	Above 4
Finished Floor (Basement): 0	Main	Dining Room	12'5 x 12'5			x	Above 3
Finished Floor (Total): 2,761 sq. ft.	Main	Utility	8' x 10'			x	
Unfinished Floor: 0	Above	Primary Bedroom	22' x 19'			x	
Grand Total: 2,761 sq. ft.	Above	Bedroom	12' x 13'			x	
Flr Area (Det'd 2nd Res): sq. ft.	Above	Bedroom	17' x 12'			x	
	Above	Storage	13' x 6'			x	
			x			x	
			x			x	
			x			x	

Suite: **None** Manuf Type: Registered in MHR?: PAD Rental:
 Basement: **Crawl** MHR#: CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Ht: # of Levels: **2** ByLaw Restrictions:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937** **jay@farmsinbc.com**
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988** 3:
 Sell Broker 1: Appointments: **Touchbase**
 Sell Sales Rep 1: Call: **TOUCHBASE**
 Owner: ****Privacy Protected** Gurpreet Singh Sahota** 3: Phone: **604-418-2937**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.** Occupancy: **Owner**

Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must**
 Remar... **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com. DBL EXP #C8052057**

29.16 ACRE BLUEBERRY FARM WITH 2 HOMES. Corner property with entrances from both Dale Road and Sylvester Road. Primary Home is 2,761 SQ/FT with 3 Bedroom 3 Bath, Fully Renovated from the studs in 2018 with New Windows, Kitchen, Flooring, Appliances, and Roof. Worker Cottage is 1,000 SQ/FT with 2 Bedroom 1 Bathroom. The property has City Water and also features 8,900 SQ/FT Barn and 1,500 SQ/FT Commercial Tent. 24 Acres of Duke Blueberry Planted in 2008 produced 250,000 LBS in 2021.