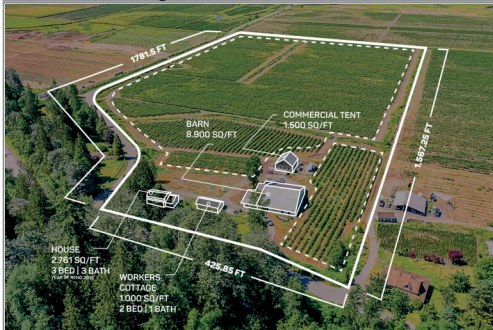


**Active**
**R2748022**

 Board: F, Detached  
 House with Acreage

**10931 SYLVESTER ROAD**

 Mission  
 Durieu  
 V2V 0B2

**\$3,488,000 (LP)**  
 (SP)


Days on Market: <b>3</b>	List Date: <b>1/24/2023</b>	Expiry Date: <b>12/25/2023</b>
Previous Price: <b>\$0</b>	Original Price: <b>\$3,488,000</b>	Sold Date:
Meas. Type: <b>Feet</b>	If new, GST/HST	Approx. Year Built: <b>1991</b>
Frontage (feet): <b>425.85</b>	Bedrooms: <b>3</b>	Age: <b>32</b>
Frontage: <b>129.80</b>	Bathrooms: <b>3</b>	Zoning: <b>A-1</b>
Depth / Size: <b>1567.25</b>	Full Baths: <b>3</b>	Gross Taxes: <b>\$2,856.53</b>
Lot Area (sq.ft.): <b>0.00</b>	Half Baths: <b>0</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>29.16</b>	Rear Yard Exp:	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Yes</b>	P.I.D.: <b>010-805-958</b>	Tour:
View: <b>Yes : Mountain and Valley Views</b>		
Complex/Subdiv		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		
Sewer Type: <b>Septic</b>	Water Supply: <b>City/Municipal</b>	

 Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

 Renovations: **Completely**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Sundeck(s)**

 Reno. Year: **2018**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

 Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Seller's **Registered Owner** Land Lease Expiry Year:  
 Property Disc.: **No : Upon Accepted Offer**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

 Type of Roof: **Asphalt**

 Legal: **LOT 5, PLAN NWP2872, SECTION 12, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 36659**

 Amenities: **Barn, Storage**

 Site Influences: **Cleared**

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

 Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main):	<b>1,371</b>
Finished Floor (Above):	<b>1,390</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>2,761 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>2,761 sq. ft.</b>
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Kitchen	22'x14'3"			x	Floor #Pcs
Main	Family Room	13'x14'3"			x	Main 3
Main	Living Room	15'x17'6"			x	Above 4
Main	Dining Room	12'5"x12'5"			x	Above 3
Main	Utility	8'x10'			x	
Above	Primary Bedroom	22'x19'			x	
Above	Bedroom	12'x13'			x	
Above	Bedroom	17'x12'			x	
Above	Storage	13'x6'			x	
		x			x	
		x			x	
		x			x	
		x			x	

 Suite: **None**  
 Basement: **Crawl**

 Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **9**

 Manuf Type: Registered in MHR?: PAD Rental:  
 MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**  
 List Desig Agt 1: **Jay Khakh - Phone: 604-418-2937**  
 List Broker 2: **eXp Realty (Branch) - OFC: 833-817-6506**  
 List Desig Agt 2: **Nav Sekhon - PREC - Phone: 604-782-0988**  
 Sell Broker 1:  
 Sell Sales Rep 1:

 List Broker 3:  
**jay@farmsinbc.com**

 Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **604-418-2937**

 Occupancy: **Owner**

 Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must**  
 Remarks **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com. DBL EXP# C8048989**
**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. 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.