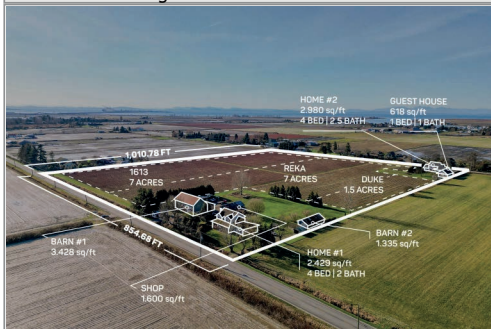


Active **R2748607** **4245 41B STREET** **\$5,495,000** (LP)
 Board: V, Detached Ladner **\$5,495,000** (SP)
 House with Acreage Ladner Rural V4K 3N2



Days on Market: **0** List Date: **2/10/2023** Expiry Date: **12/25/2023**
 Previous Price: **\$0** Original Price: **\$5,750,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST: **0** Approx. Year Built: **1995**
 Frontage (feet): **854.68** Bedrooms: **5** Age: **28**
 Frontage: **260.51** Bathrooms: **4** Zoning: **A1**
 Depth / Size: **1010.78** Full Baths: **3** Gross Taxes: **\$4,783.76**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2022**
 Lot Area (acres): **19.85** Rear Yard Exp: **West** Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **011-934-271** Tour:
 View: **Yes : Valley Views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage; Double, Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's **Registered Owner**
 Property Disc.: **No : Provided Upon Accepted Offer**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **LOT 2, PLAN NWP932, DISTRICT LOT 55, GROUP 2, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Barn, Storage, Workshop Detached**
 Site Influences: **Private Setting, Private Yard, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**
 Municipal Charges:
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): 1,997	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 983	Main	Living Room	22'2"x15'2"	Main	Kitchen	11'7" x 10'10"	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	14'5"x12'3"	Main	Bedroom	14'8" x 12'4"	Main 2
Finished Floor (Below): 0	Main	Family Room	15'9"x14'4"	Main	Storage	12'7" x 8'3"	Main 3
Finished Floor (Basement): 0	Main	Dining Room	14'0"x12'0"				
Finished Floor (Total): 2,980 sq. ft.	Main	Office	14'0"x11'9"				
Unfinished Floor: 0	Main	Primary Bedroom	16'2"x10'4"				Main 5
Grand Total: 2,980 sq. ft.	Main	Walk-In Closet	9'0"x6'6"				
Flr Area (Det'd 2nd Res): sq. ft.	Main	Laundry	8'10"x8'2"				
Suite: None	Above	Bedroom	17'10"x14'2"				Above 4
Basement: Crawl	Above	Bedroom	14'9"x14'8"				
Crawl/Bsmt. Ht: # of Levels: 2	Above	Bedroom	14'9"x12'9"				
# of Kitchens: 2 # of Rooms: 15	Main	Living Room	13'1"x12'1"				

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 Broker 3:
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
 List Broker 2: 3: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **TOUCHBASE**
 Sell Broker 1: 3: Phone: **604-360-1049**
 Sell Sales Rep 1: 3: 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.**

2 HOMES AND BLUEBERRY FARM. Home #1 (4245 41B Street) is 2,429 SQ/FT with 4 Bed and 2.5 Bath. Home #2 (4226 40 Street) is 2,980 SQ/FT with 4 Bed and 2.5 Bath. A Detached Guest House 618 SQ/FT with 1 Bed and 1 Bath. Barn #1 is 3,428 SQ/FT, Barn #2 is 1,335 SQ/FT Barn, and a 1,600 SQ/FT Shop. 2 Large frontages on 41B and 40 Street (854.68') with City Water, Gas. Fully planted with Blueberries 1.5 Acres Duke, 7 Acres Reka and 7 Acres 1316. Average production is 50,000 – 70,000 LBS. Close to Deltaport, Ferries and Tsawwassen Mills and easy access to River Road, Delta Port Way, and Highway #17.