


Active		18880 OLD DEWDNEY TRUNK ROAD		\$3,000,000 (LP)	
R2761038		Pitt Meadows North Meadows PI V3Y 2R8		(SP)	
Board: V, Detached House with Acreage					
		Days on Market: 1		List Date: 3/22/2023	
		Previous Price: \$0		Original Price: \$3,000,000	
Meas. Type: Feet		If new, GST/HST		Approx. Year Built: 1960	
Frontage (feet): 281.52		Bedrooms: 2		Age: 63	
Frontage: 85.81		Bathrooms: 2		Zoning: A-1	
Depth / Size: 1,735.68		Full Baths: 1		Gross Taxes: \$2,349.60	
Lot Area (sq.ft.): 0.00		Half Baths: 1		For Tax Year: 2021	
Lot Area (acres): 12.00		Rear Yard Exp:		Tax Inc. Utilities?: No	
Flood Plain: Yes		P.I.D.: 005-127-424		Tour:	
View: Yes : Mountain and Valley					
Complex/Subdiv					
First Nation Reserve:					
Services Connected: Electricity, Natural Gas, Septic, Water					
Sewer Type: Septic		Water Supply: City/Municipal			
Style of Home: Rancher/Bungalow		Total Parking: Covered Parking:		Parking Access:	
Construction: Frame - Wood		Parking: 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:		Seller's Registered Owner			
Fireplace Fuel: Natural Gas		Property Disc.: Yes:			
Fuel/Heating: Heat Pump, Natural Gas, Radiant		Fixtures Leased: No :			
Outdoor Area: Patio(s)		Fixtures Rmvd: No :			
Type of Roof: Asphalt		Floor Finish:			
Legal: LOT 15, BLOCK 6N, PLAN NWP53602, SECTION 24, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT					
Municipal Charges					Garbage:
					Water:
					Dyking:
					Sewer:
					Other:
Amenities: Barn					
Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby					
Features: ClthWsh/Dryr/Frdg/Stve/DW					
Finished Floor (Main): 1,796		Floor Type		Dimensions	
Finished Floor (Above): 0		Main		Living Room 22'7x13'10	
Finished Floor (AbvMain2): 0		Main		Dining Room 7'11x13'5	
Finished Floor (Below): 0		Main		Kitchen 12'x13'5	
Finished Floor (Basement): 0		Main		Foyer 6'10x7'8	
Finished Floor (Total): 1,796 sq. ft.		Main		Bedroom 11'5x12'3	
Unfinished Floor: 0		Main		Primary Bedroom 11'9x18'5	
Grand Total: 1,796 sq. ft.		Main		Walk-In Closet 8'1x8'5	
Flr Area (Det'd 2nd Res): sq. ft.		Main		Laundry 9'2x9'7	
		Main		Solarium 16'11x9'6	
Suite: None					
Basement: None					
Crawl/Bsmt. Ht: # of Levels: 1		Manuf Type:		Registered in MHR?:	
# of Kitchens: 1 # of Rooms: 9		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		PAD Rental:	
				Maint. Fee:	
List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506		List Broker 3:			
List Desig Agt 1: Nav Sekhon - PREC - Phone: 604-782-0988		3:		Appointments: Touchbase	
List Broker 2:		3:		Call: TOUCHBASE	
List Desig Agt 2:		3:		Phone: 604-360-1049	
Sell Broker 1:		2:			
Sell Sales Rep 1:		3:			
Owner:					
Commission:					
Occupancy: Owner					
Realtor Remarks PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.					
12 ACRE HOUSE AND BLUEBERRY FARM. - The home is 1,796 SQ/FT Rancher with 2 Bedrooms and 1.5 Bath and fully renovated in 2012, Barn is 910 SQ/FT, Blueberries are producing approximately 100,000 LBS planted in Duke variety planted in 2007. Easy Access to Golden Ears Way, Lougheed Highway and Highway #1. This is a great location, close to all amenities with beautiful surrounding mountain & valley views.					