

Active
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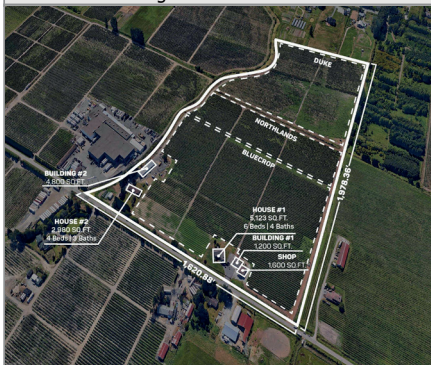
 Board: V, Detached
 House with Acreage

13795 HALE ROAD

 Pitt Meadows
 North Meadows PI
 V3Y 1Z1

\$5,985,000 (LP)

(SP)



Days on Market: 0	List Date: 3/13/2024	Expiry Date: 3/12/2025
Previous Price: \$0	Original Price: \$5,985,000	Sold Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1997
Frontage (feet): 1,620.88	Bedrooms: 6	Age: 27
Frontage (metres): 494.04	Bathrooms: 5	Zoning: A 1
Depth / Size: 1978.36	Full Baths: 5	Gross Taxes: \$10,245.75
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2021
Lot Area (acres): 46.68	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: Yes	P.I.D.: 013-273-892	Tour: Virtual Tour URL
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: Basement Entry	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Detached Grge/Carport, Garage; Double	Driveway Finish:	
Exterior: Stucco	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Renovations:	Reno. Year:	Seller's Interest: Registered Owner	
# of Fireplaces: 1 R.I. Fireplaces:	Rain Screen:	Property Disc.: No : Provided upon acceptance	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Leased: No :	
Fuel/Heating: Natural Gas	R.I. Plumbing:	Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish:	
Type of Roof: Asphalt			

Legal: **PART SW1/4, SECTION 34, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 7231, & EXC PL 7354, 19753 & 59124** DBL EXPOSURE ALSO LISTED AS COMMERCIAL MLS #C8058318**

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

Amenities: **Barn, Workshop Detached**

Site Influences: **Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby**

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

Finished Floor (Main):	2,697	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	11'10x13'3	Main	Bedroom	11'4 x 14'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Bedroom	10'11x15'2	Main	Bedroom	20'11 x 10'9	Below 4
Finished Floor (Below):	2,161	Below	Bedroom	13'10x12'10	Main	Primary Bedroom	20'9 x 12'7	Main 4
Finished Floor (Basement):	0	Below	Living Room	10'4x15'6	Main	Walk-In Closet	5'10 x 4'9	Below 3
Finished Floor (Total):	4,858 sq. ft.	Below	Dining Room	6'0x13'2	Main	Family Room	19'11 x 13'11	Main 5
Unfinished Floor:	265	Below	Kitchen	11'9x13'2	Main	Living Room	17'6 x 14'2	
Grand Total:	5,123 sq. ft.	Below	Den	11'1x13'3	Main	Dining Room	10'5 x 13'7	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	15'11x13'2	Main	Kitchen	18'1 x 12'11	
Suite: None		Below	Eating Area	14'1x10'3	Main	Eating Area	10'5 x 15'5	Main 5
Basement: Fully Finished		Below	Bar Room	13'2x6'0				
Crawl/Bsmt. Ht: # of Levels: 2		Below	Laundry	11'5x6'11				
# of Kitchens: 2 # of Rooms: 22		Below	Flex Room	13'2x9'10				
		Main	Bedroom	11'4x14'11				

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:	
List Desig Agt 2:	3:
Buyer's Broker 1:	
Buyer's Agent 1:	2:
Owner:	3:
Commission:	

Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

Occupancy: **Owner**

Realtor **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.**

46.68 ACRES 2 HOUSES AND BLUEBERRY FARM. The main home is 5,123 SQ/FT built in 1997 and includes 6 spacious bedrooms and 4 Bathrooms. Has a 1,200 SQ/FT Storage Building and a 1,600 SQ/FT Shop. The fully renovated second house is 2,980 SQ/FT with 4 bedrooms and 3 bathrooms and has a large 4,800 SQ/FT Building/ Workshop. Total of 40 Acres are planted in 3 varieties of blueberries, Duke, Bluecrop and Northlands producing approx. 350,000 LBS annually. 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.