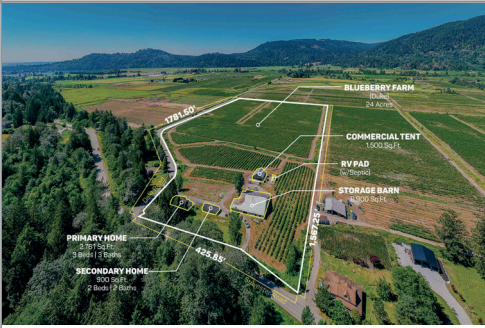


**Active**  
**R2893666**  
 Board: F, Detached  
 House with Acreage

**10931 SYLVESTER ROAD**  
 Mission  
 Durieu  
 V2V 0B2

**\$2,998,000 (LP)**  
 (SP)



Days on Market: **3**      List Date: **6/14/2024**      Expiry Date: **12/31/2024**  
 Previous Price: **\$0**      Original Price: **\$2,998,000**      Sold Date:

Meas. Type: **Feet**      If new, GST/HST **No**      Approx. Year Built: **1991**  
 Frontage (feet): **129.80**      Bedrooms: **3**      Age: **33**  
 Frontage (metres): **39.56**      Bathrooms: **3**      Zoning: **A-1**  
 Depth / Size: **1567.25**      Full Baths: **3**      Gross Taxes: **\$3,144.10**  
 Lot Area (sq.ft.): **0.00**      Half Baths: **0**      For Tax Year: **2024**  
 Lot Area (acres): **29.16**      Rear Yard Exp:      Tax Inc. Utilities?: **No**  
 Flood Plain: **Yes**      P.I.D.: **010-805-958**      Tour: **Virtual Tour URL**  
 View: **Yes : Mountain & Valley Views**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic**      Water Supply: **City/Municipal, Well - Drilled**

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: **Add. Parking Avail., Grge/Double Tandem, Open**  
 Driveway Finish:  
 Dist. to Public Transit:      Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**      Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 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 DBL EXP# C80**

Amenities: **Barn, Storage**

Site Influences: **Cleared**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,371	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,390	Main	Kitchen	22'x14'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	13'x14'3"			x	Main 3
Finished Floor (Below):	0	Main	Living Room	15'x17'6"			x	
Finished Floor (Basement):	0	Main	Dining Room	12'5x12'5"			x	
Finished Floor (Total):	2,761 sq. ft.	Main	Utility	8'x10'			x	
Unfinished Floor:	0	Above	Primary Bedroom	22'x19'			x	Above 4
Grand Total:	2,761 sq. ft.	Above	Bedroom	12'x13'			x	
Fir Area (Det'd 2nd Res):	1,000 sq. ft.	Above	Bedroom	17'x12'			x	
		Above	Storage	13'x6'			x	Above 3
				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 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:      Appointments:      **Touchbase**  
 Buyer's Broker 1:      3:      Call:      **JAY KHA KH**  
 Buyer's Agent 1:      2:      Phone:      **604-418-2937**  
 Owner:  
 Commission:

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. Second Dwelling is Unauthorized. DBL EXP# C8060794**

**29.16 ACRE BLUEBERRY FARM WITH 2 HOMES!** This Income Producing Farm features a 2,761 SQFT Primary Home with 3 Bed/3 Bath and a 900 SQFT Secondary Home with 2 Bed/2 Bath. Both Homes Fully Renovated from the Studs in 2018. There is also a 8,900 SQFT Storage Barn, 1,500 SQFT Commercial Tent, and RV Pad with its own Septic. The Full Production 24 Acres of Duke Blueberry was Planted in 2008, is setup for Machine Harvesting and Automatic Drip Irrigation, and maintained through Sustainable Practices. The Homesite is Out of the Floodplains, and includes Natural Gas, City Water, Spring Water, and a backup Drilled Well. Call for Showings!