


Active
R2862756
 Board: V, Detached
 House with Acreage

11898 BAYNES ROAD
 Pitt Meadows
 Central Meadows
 V3Y 0A5

\$2,950,000 (LP)
 (SP)

D H T M



Days on Market: **0** List Date: **3/29/2024** Expiry Date: **7/31/2024**
 Previous Price: **\$0** Original Price: **\$2,950,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1991**
 Frontage (feet): **274.51** Bedrooms: **2** Age: **33**
 Frontage (metres): **83.67** Bathrooms: **3** Zoning: **A-1**
 Depth / Size: **555.41** Full Baths: **3** Gross Taxes: **\$7,012.49**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2021**
 Lot Area (acres): **3.29** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **003-896-081** Tour: **Virtual Tour URL**
 View: **Yes : Mountain**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt, Wood**

Total Parking: Covered Parking: Parking Access: **Side**
 Parking: **Add. Parking Avail., 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:

Legal: **LOT 3, BLOCK 5N, PLAN NWP3771, SECTION 1, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, EXC: FIRSTLY: PTSUBDIVIDED BY PL 71646; SECONDLY: PT DEDICATED RD ON PL 61413** Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Pool; Indoor, Workshop Detached**

Site Influences: **Central Location, Cleared, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,965	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	14'5x8'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	22'x20'4			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	11'11x17'4			x	
Finished Floor (Basement):	0	Main	Recreation Room	15'8x23'2			x	
Finished Floor (Total):	2,965 sq. ft.	Main	Primary Bedroom	15'10x13'9			x	
Unfinished Floor:	0	Main	Bedroom	11'x11'8			x	Main 3
Grand Total:	2,965 sq. ft.	Main	Den	9'8x8'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	6'6x7'5			x	
Suite: Legal Suite		Main	Storage	11'x7'10			x	
Basement: None		Main	Foyer	7'5x11'3			x	Main 3
Crawl/Bsmt. Ht: # of Levels: 1		Main	Kitchen	8'0x8'1			x	
# of Kitchens: 2 # of Rooms: 12		Main	Living Room	17'3x16'			x	
				x			x	

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**
 Buyer's Broker 1: 3: Phone: **604-360-1049**
 Buyer's Agent 1: 3:
 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**
 Remarks: **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.**

3.29 ACRES HOUSE AND ACREAGE. Parklike setting with a 430 FT Long Driveway to a 2,965 SQ/FT Sprawling Rancher with 2 Bedrooms and 3 Bathrooms. Includes a registered Bachelor Suite rented for \$1,400/Month and a detached 540 SQ/FT Workshop. Lots of future potential as the parcel is adjacent to Pitt Meadows Airport, Eagle Park, and Residential Development. Close to all Amenities, Schools, and Easy Access to Lougheed Highway.