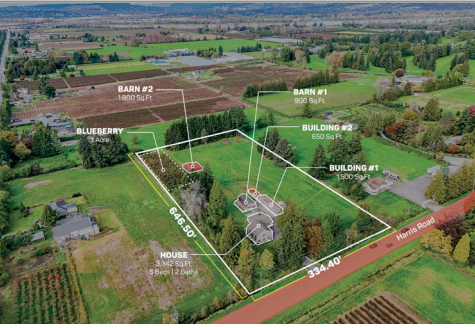


Active
R2933798
 Board: V, Detached
 House with Acreage

13359 HARRIS ROAD
 Pitt Meadows
 North Meadows PI
 V3Y 2T3

\$2,775,000 (LP)
 (SP)



Days on Market: **0** List Date: **10/10/2024** Seller's Acceptance Date:
 Orig. Price: **\$2,775,000** Expiry Date: **10/10/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1974**
 Frontage (feet): **334.40** Bedrooms: **5** Age: **50**
 Frontage (metres): **101.93** Bathrooms: **2** Zoning: **A-1**
 Depth / Size: **646.50** Full Baths: **2** Gross Taxes: **\$1,552.14**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2024**
 Lot Area (acres): **5.00** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **011-379-227** Tour: **Virtual Tour URL**
 View: **: 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: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Other** Reno. Year: **2000**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s), Patio(s) & Deck(s)**

Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open, RV Parking Avail.**
 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: **Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 6N, PLAN NWP9089, SECTION 12, RANGE 1E, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, & SEC 13**

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

Amenities: **Barn, Garden, Workshop Detached**

Site Influences: **Cleared, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,286	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,056	Main	Family Room	11'7 x 16'	Above	Bedroom	9'2 x 15'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Recreation Room	19'4 x 15'4	Above	Bedroom	11'8 x 11'8	Main 4
Finished Floor (Below):	0	Main	Den	11'7 x 10'4				
Finished Floor (Basement):	0	Main	Flex Room	16'11 x 4'11				
Finished Floor (Total):	3,342 sq. ft.	Main	Foyer	12' x 7'9				
Unfinished Floor:	0	Main	Living Room	18'11 x 13'4				Above 4
Grand Total:	3,342 sq. ft.	Main	Storage	6'11 x 7'10				
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Dining Room	13' x 15'5				
Suite: None		Main	Eating Area	8'1 x 15'5				
Basement: Crawl		Main	Kitchen	10'7 x 15'5				
Crawl/Bsmt. Ht:	# of Levels: 2	Above	Primary Bedroom	11'8 x 15'5				
# of Kitchens: 1	# of Rooms: 15	Above	Bedroom	11'8 x 9'8				
		Above	Bedroom	9'10 x 10'				

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **eXp Realty of Canada, Inc. - 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: Occupancy: **Owner**
 Owner:
 Commission:

Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by Keyplan and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

5 ACRES HOUSE AND BUILDINGS. This trophy property is great for building an Estate Home with a park-like setting and mountain views. All utilities available, City Water, Gas, and Hydro. Currently, the Main House spans 3,342 SQ/FT and offers 5 bedrooms and 2 bathrooms. 2 Buildings 650 SQ/FT and 1,500 SQ/FT with 3 Bays and 2 Barns 900 SQ/FT and 1,800 SQ/FT. It has fertile soil and is great for growing various crops, and has 1 acre of blueberries is planted. The location is convenient, minutes away from all amenities, schools, and Pitt Meadows. Easy access to Loughheed Highway, and Golden Ears Way.