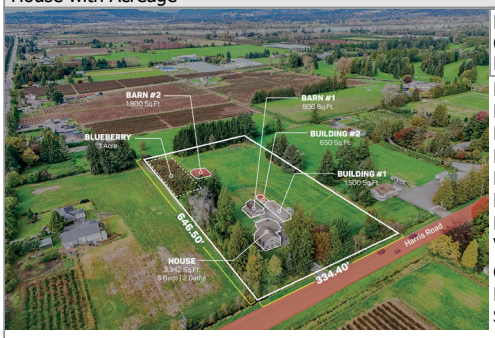
FARMS IN BC
REAL ESTATE GROUP

**Active**
**R2933798**
Board: V, Detached
House with Acreage

# 13359 HARRIS ROAD
Pitt Meadows
North Meadows PI
V3Y 2T3

**$2,595,000** (LP)
(SP)




Days on Market: **145** List Date: **10/10/2024** Seller's Acceptance Date:
Orig. Price: **$2,775,000** Expiry Date: **10/10/2025** Subject Removal Date:
Prev. Price: **$2,775,000** 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: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **Patio(s), Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

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**

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

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

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

| | |
|---|---|
| Finished Floor (Main): | **2,286** |
| Finished Floor (Above): | **1,056** |
| Finished Floor (AbvMain2): | **0** |
| Finished Floor (Below): | **0** |
| Finished Floor (Basement): | **0** |
| Finished Floor (Total): | **3,342 sq. ft.** |
| Unfinished Floor: | **0** |
| Grand Total: | **3,342 sq. ft.** |
| Flr Area (Det'd 2nd Res): | **sq. ft.** |

| Floor | Type | Dimensions |
|---|---|---|
| **Main** | **Family Room** | **11'7x16'** |
| **Main** | **Recreation Room** | **19'4x15'4** |
| **Main** | **Den** | **11'7x10'4** |
| **Main** | **Flex Room** | **16'11x4'11** |
| **Main** | **Foyer** | **12'x7'9** |
| **Main** | **Living Room** | **18'11x13'4** |
| **Main** | **Storage** | **6'11x7'10** |
| **Main** | **Dining Room** | **13'x15'5** |
| **Main** | **Eating Area** | **8'1x15'5** |
| **Main** | **Kitchen** | **10'7x15'5** |
| **Above** | **Primary Bedroom** | **11'8x15'5** |
| **Above** | **Bedroom** | **11'8x9'8** |
| **Above** | **Bedroom** | **9'10x10'** |

| Floor | Type | Dimensions |
|---|---|---|
| **Above** | **Bedroom** | **9'2 x 15'7** |
| **Above** | **Bedroom** | **11'8 x 11'8** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |

Bathrooms

| Floor | #Pcs |
|---|---|
| **Main** | **4** |
| **Above** | **4** |

Suite: **None**
Basement: **Crawl**

Crawl/Bsmt. Ht: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **15**

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

Appointments: **Touchbase**
Call: **TOUCHBASE**
Phone: **604-360-1049**

Occupancy: **Owner**

Realtor Remarks: **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 Lougheed Highway, and Golden Ears Way.**