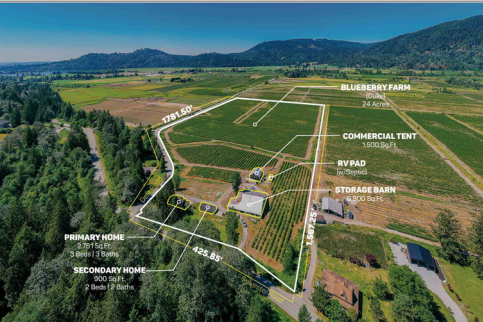


Active R3012522 Board: F, Detached House with Acreage		10931 SYLVESTER ROAD Mission Durieu V2V 0B2		\$2,900,000 (LP) (SP)																																																																																																																						
		Days on Market: 0 Orig. Price: \$2,900,000 Prev. Price: \$0		List Date: 6/11/2025 Expiry Date: 11/28/2025																																																																																																																						
		Seller's Acceptance Date: Subject Removal Date: Completion Date:		Meas. Type: Feet Frontage (feet): 129.80 Frontage (metres): 39.56 Depth / Size: 1567.25 Lot Area (sq.ft.): 0.00 Lot Area (acres): 29.16 Flood Plain: Yes View: Yes : Mountain and Valley																																																																																																																						
		If new, GST/HST Bedrooms: 3 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Rear Yard Exp: 010-805-958 P.I.D.: 010-805-958		Approx. Year Built: 1991 Age: 34 Zoning: A-1 Gross Taxes: \$3,144.10 For Tax Year: 2024 Tax Inc. Utilities?: No Tour: Virtual Tour URL																																																																																																																						
Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water																																																																																																																										
Sewer Type: Septic Water Supply: City/Municipal																																																																																																																										
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Legal: LOT 5, PLAN NWP2872, SECTION 12, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 36659 DBL EXP# C8069906																																																																																																																										
Amenities: Barn, Storage, Workshop Detached																																																																																																																										
Site Influences: Cleared Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																																																										
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Remarks: 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, browse our website at www.farmsinbc.com. DBL EXP# C8069906																																																																																																																										
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!																																																																																																																										