

Active
R3044299

 Board: V, Detached
 House with Acreage

13795 HALE ROAD

 Pitt Meadows
 North Meadows PI
 V3Y 1Z1

\$5,495,000 (LP)
 (SP)


Days on Market: 0	List Date: 9/8/2025	Seller's Acceptance Date:
Orig. Price: \$5,495,000	Expiry Date: 9/8/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1997
Frontage (feet): 1,620.88	Bedrooms: 6	Age: 28
Frontage (metres): 494.04	Bathrooms: 4	Zoning: A1
Depth / Size: 1978.68	Full Baths: 4	Gross Taxes: \$11,558.96
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2024
Lot Area (acres): 46.68	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: Yes	P.I.D.: 013-273-892	Tour: Virtual Tour URL
View: Yes : 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: Basement Entry	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Detached Grge/Carport, Garage, Double
Exterior: Stucco	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
	Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: 1 R.I. Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Natural Gas	Property Disc.: No : Provided upon acceptance
Fuel/Heating: Natural Gas	Fixtures Leased: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Rmvd: No :
Type of Roof: Asphalt	Floor Finish:

 Legal: **PART SW1/4, SECTION 34, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 7231, & EXC PL 7354, 19753 & 59124**

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

 Amenities: **Barn, Storage, Workshop Detached**

 Site Influences: **Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby**

 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,697	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Below	Foyer	11'10"x13'3"	Main	Bedroom	11'4" x 14'11"	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Bedroom	10'11"x15'2"	Main	Bedroom	20'11" x 10'9"	Below 4
Finished Floor (Below):	2,161	Below	Bedroom	13'10"x12'10"	Main	Primary Bedroom	20'9" x 12'7"	Main 4
Finished Floor (Basement):	0	Below	Living Room	10'4"x15'6"	Main	Walk-In Closet	5'10" x 4'9"	
Finished Floor (Total):	4,858 sq. ft.	Below	Dining Room	6'0"x13'2"	Main	Family Room	19'11" x 13'11"	
Unfinished Floor:	265	Below	Kitchen	11'9"x13'2"	Main	Living Room	17'6" x 14'2"	Below 3
Grand Total:	5,123 sq. ft.	Below	Den	11'1"x13'3"	Main	Dining Room	10'5" x 13'7"	
Flr Area (Det'd 2nd Res):	2,980 sq. ft.	Below	Recreation Room	15'11"x13'2"	Main	Kitchen	18'1" x 12'11"	
		Below	Eating Area	14'1"x10'3"	Main	Eating Area	10' x 15'5"	Main 5
		Below	Bar Room	13'2"x6'0"				
		Below	Laundry	11'5"x6'11"				
		Below	Flex Room	13'2"x9'10"				
		Main	Bedroom	11'4"x14'11"				

Suite: Legal Suite	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Fully Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Ht: # of Levels: 2	ByLaw Restrictions:		
# of Kitchens: 2 # of Rooms: 22			

 List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**

 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

List Broker 3:

nav@farmsinbc.com

List Broker 2:

3:

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

2:

3:

 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, browse our website at www.farmsinbc.com.**

46.68 ACRES 2 HOUSES AND BLUEBERRY FARM. The main home is 5,123 SQ/FT built in 1997 and includes 6 spacious bedrooms and 4 Bathrooms. Has a 1,200 SQ/FT Storage Building and a 1,600 SQ/FT Shop. The fully renovated second house is 2,980 SQ/FT with 4 bedrooms and 3 bathrooms and has a large 4,800 SQ/FT Building/ Workshop. Total of 40 Acres are planted in 3 varieties of blueberries, Duke, Bluecrop and Northlands producing approx. 350,000 LBS annually. Easy Access to Golden Ears Way, Lougheed Highway and Highway #1. This is a great location, close to all amenities with beautiful surrounding mountain & valley views.