

Active
R3092703
 Board: V, Detached
 House with Acreage

12310-12336 240 STREET
 Maple Ridge
 Websters Corners
 V4R 1N1

\$3,975,000 (LP)
 (SP)



Days on Market: **0** List Date: **2/27/2026** Seller's Acceptance Date:
 Orig. Price: **\$3,975,000** Expiry Date: **8/27/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?:
 Frontage (feet): **332.80** Bedrooms: **4** Approx. Year Built: **1980**
 Frontage (metres): **101.44** Bathrooms: **2** Age: **46**
 Depth / Size: **1302.6** Full Baths: **2** Zoning: **A-1**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** Gross Taxes: **\$1,567.43**
 Lot Area (acres): **9.55** Rear Yard Exp: For Tax Year: **2025**
 Flood Plain: **No** P.I.D.: **002-388-618** Tax Inc. Utilities?: **No**
 View: **No** Tour: **Virtual Tour URL**

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: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s) & Deck(s)**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **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.: **No : Upon Accepted Offer**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 18, PLAN NWP23912, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT LOT 19, PLAN NWP23912, PART SW1/4, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Amenities: **Garden, Green House, Storage, Workshop Detached**

Site Influences: **Cleared, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,664	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	710	Main	Kitchen	12'x12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'x14'			x	Main 4
Finished Floor (Below):	0	Main	Family Room	12'x12'			x	
Finished Floor (Basement):	0	Main	Dining Room	10'x15'			x	
Finished Floor (Total):	2,374 sq. ft.	Main	Bedroom	15'x12'			x	
Unfinished Floor:	0	Above	Bedroom	15'x12'			x	Above 4
Grand Total:	2,374 sq. ft.	Above	Bedroom	15'x12'			x	
Flr Area (Det'd 2nd Res):	1,632 sq. ft.						x	

Suite: **None**
 Basement: **Fully Finished**

Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **8**

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: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
 List Desig Agt 2: **Jay Khakh - Phone: 604-418-2937** 3: Appointments: **Touchbase**
 Buyer's Broker 1: 3: Call: **TOUCHBASE**
 Buyer's Agent 1: 2: Phone: **604-418-2937**
 Owner:
 Commission:

Occupancy: **Tenant**

Realtor **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.**

9.55 ACRES, TWO PROPERTIES, TWO HOUSES & GREENHOUSE. Both properties must be sold together. The subject properties include 2.5 Acres of Glass Greenhouses and 37,673 SQ/FT of Polly greenhouses currently used to grow flowers. There is a 3,000 SQ/FT building with an office, boiler room, warehouse, cooler, bathrooms, and packing facility. The main home is 2,374 SQ/FT with 4 bedrooms & 2 bathrooms, the second home is 1,632 SQ/FT with 3 bedrooms and 2 bathrooms. Close to all amenities, entertainment, and Meadowridge School. Easy access to Dewdney Trunk Road, Lougheed Highway, and close to all amenities.