

<b>Active</b> <b>R3109787</b> Board: V, Detached House with Acreage	<b>12310 240 STREET</b> Maple Ridge Websters Corners V4R 1N1	<b>\$2,975,000</b> (LP) (SP)																																							
																																									
	Days on Market: <b>0</b> List Date: <b>4/16/2026</b> Seller's Acceptance Date: Orig. Price: <b>\$2,975,000</b> Expiry Date: <b>9/30/2026</b> Subject Removal Date: Prev. Price: <b>\$0</b> Completion Date:																																								
	Meas. Type: <b>Feet</b> If new, GST/HST inc?: Frontage (feet): <b>101.44</b> Bedrooms: <b>4</b> Approx. Year Built: <b>1980</b> Frontage (metres): <b>30.92</b> Bathrooms: <b>2</b> Age: <b>46</b> Depth / Size: Lot Area (sq.ft.): <b>0.00</b> Full Baths: <b>2</b> Zoning: <b>A-1</b> Lot Area (acres): <b>9.55</b> Half Baths: <b>0</b> Gross Taxes: <b>\$922.43</b> Flood Plain: <b>No</b> Rear Yard Exp: View: <b>No</b> P.I.D.: <b>002-388-618</b> For Tax Year: <b>2025</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Septic, Water</b> Tax Inc. <b>No</b> Tour: <b>Virtual Tour URL</b>																																								
	Sewer Type: <b>Septic</b> Water Supply: <b>City/Municipal</b>																																								
	Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>0</b> R.I. Fireplaces: Fireplace Fuel: <b>None</b> Fuel/Heating: <b>Forced Air</b> Outdoor Area: <b>Patio(s) &amp; Deck(s)</b> Type of Roof: <b>Asphalt</b>																																								
Total Parking:      Covered Parking:      Parking Access: Parking: <b>Open</b> Driveway Finish: Dist. to Public Transit:      Dist. to School Bus: Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Seller's Property <b>No : Upon Accepted Offer</b> Fixtures <b>No :</b> Fixtures Rmvd: <b>No</b> Floor Finish:		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																							
Legal: <b>LOT 19, PLAN NWP23912, PART SW1/4, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT LOT 18, PLAN NWP23912, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>																																									
Amenities: <b>Garden, Green House, Storage, Workshop Detached</b>																																									
Site Influences: <b>Cleared, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>																																									
Finished Floor (Main): <b>1,664</b> Finished Floor (Above): <b>710</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>2,374 sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>2,374 sq. ft.</b> Flr Area (Det'd 2nd Res): <b>1,632 sq. ft.</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Kitchen</td><td>12' 12'</td></tr> <tr><td>Main</td><td>Living Room</td><td>14' 14'</td></tr> <tr><td>Main</td><td>Family Room</td><td>12' 12'</td></tr> <tr><td>Main</td><td>Dining Room</td><td>10' 15'</td></tr> <tr><td>Main</td><td>Bedroom</td><td>15' 12'</td></tr> <tr><td>Above</td><td>Bedroom</td><td>15' 12'</td></tr> <tr><td>Above</td><td>Bedroom</td><td>15' 12'</td></tr> <tr><td>Above</td><td>Bedroom</td><td>15' 12'</td></tr> </tbody> </table>	Floor	Type	Dimensions	Main	Kitchen	12' 12'	Main	Living Room	14' 14'	Main	Family Room	12' 12'	Main	Dining Room	10' 15'	Main	Bedroom	15' 12'	Above	Bedroom	15' 12'	Above	Bedroom	15' 12'	Above	Bedroom	15' 12'	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td></td> <td></td> <td>#Pcs <b>4</b></td> </tr> <tr> <td>Above</td> <td></td> <td></td> <td><b>4</b></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Bathrooms	Main			#Pcs <b>4</b>	Above			<b>4</b>
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Suite: <b>None</b> Basement: <b>Fully Finished</b> Crawl/Bsmt. Ht:      # of Levels: <b>2</b> # of Kitchens: <b>1</b> # of Rooms: <b>8</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:																																							
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Broker 2: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 2: <b>Jay Khakh - Phone: 604-418-2937</b> 3 Buyer's Broker 1: Buyer's Agent 1:      2:      3: Owner: Commission:	List Broker 3: <b>nav@farmsinbc.com</b>	Appointments: <b>Touchbase</b> Call: <b>TOUCHBASE</b> Phone: <b>604-782-0988</b>																																							
Occupancy: <b>Owner</b>																																									
Realtor <b>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.</b>																																									
<b>9.55 ACRES, TWO PROPERTIES, TWO HOUSES &amp; 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 &amp; 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.</b>																																									