

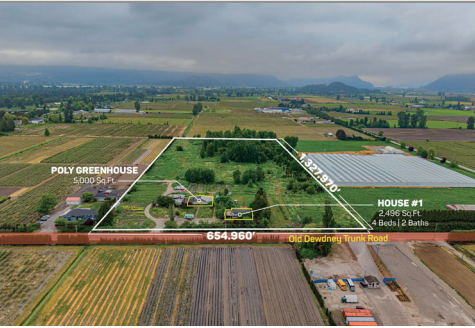


<b>Active</b>		<b>19449 OLD DEWDNEY TRUNK ROAD</b>		<b>\$3,200,000 (LP)</b>	
<b>R3120880</b>		Pitt Meadows North Meadows PI V3Y 2S1		(SP)	
Board: V, Detached House with Acreage				 	
		Days on Market: <b>0</b>		List Date: <b>5/11/2026</b>	
		Orig. Price: <b>\$3,200,000</b>		Expiry Date: <b>5/11/2027</b>	
		Prev. Price: <b>\$0</b>		Seller's Acceptance Date:	
				Subject Removal Date:	
				Completion Date:	
		Meas. Type: <b>Feet</b>		If new, GST/HST inc?:	
		Frontage (feet): <b>654.96</b>		Bedrooms: <b>4</b>	
		Frontage (metres): <b>199.63</b>		Bathrooms: <b>2</b>	
		Depth / Size: <b>1327.97</b>		Full Baths: <b>2</b>	
		Lot Area (sq.ft.): <b>0.00</b>		Half Baths: <b>0</b>	
		Lot Area (acres): <b>19.94</b>		Rear Yard Exp: <b>North</b>	
		Flood Plain: <b>Yes</b>		P.I.D.: <b>010-996-648</b>	
		View: <b>Yes : Mountain and Valley Views.</b>		Approx. Year Built: <b>1976</b>	
		Complex/Subdiv:		Age: <b>50</b>	
		First Nation Reserve:		Zoning: <b>A-1</b>	
		Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		Gross Taxes: <b>\$3,339.31</b>	
				For Tax Year: <b>2024</b>	
				Tax Inc. <b>No</b>	
				Tour: <b>Virtual Tour Link</b>	
		Sewer Type: <b>Septic</b>		Water Supply: <b>City/Municipal</b>	
Style of Home: <b>Basement Entry</b>		Total Parking: <b>Covered Parking:</b>		Parking Access:	
Construction: <b>Frame - Wood</b>		Parking: <b>Add. Parking Avail., Open</b>			
Exterior: <b>Wood</b>		Driveway Finish:			
Foundation: <b>Concrete Perimeter</b>		Dist. to Public Transit:		Dist. to School Bus:	
Renovations:		Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:	
# of Fireplaces: <b>2</b> R.I. Fireplaces:		Seller's Interest: <b>Registered Owner</b>			
Fireplace Fuel: <b>Wood</b>		Property <b>Yes:</b>			
Fuel/Heating: <b>Baseboard, Natural Gas</b>		Fixtures Leased: <b>No :</b>			
Outdoor Area: <b>Sundeck(s)</b>		Fixtures Rmvd: <b>No :</b>			
Type of Roof: <b>Asphalt</b>		Floor Finish:			
Legal: <b>LOT 3, PLAN NWP3710, SECTION 27, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT</b>					
Amenities: <b>Barn, Garden, Green House, Storage, Workshop Detached</b>					Municipal Charges
Site Influences: <b>Rural Setting, Shopping Nearby</b>					Garbage:
Features: <b>ClthWsh/Dryr/Frdg/Stve/DW</b>					Water:
					Dyking:
					Sewer:
					Other:
Finished Floor (Main): <b>1,248</b>		Floor Type		Dimensions	
Finished Floor (Above): <b>0</b>		Main		Family Room <b>16' 12'10</b>	
Finished Floor (AbvMain2): <b>0</b>		Main		Dining Room <b>10'11 8'10</b>	
Finished Floor (Below): <b>1,248</b>		Main		Nook <b>8'4 11'6</b>	
Finished Floor (Basement): <b>0</b>		Main		Kitchen <b>8'1 11'6</b>	
Finished Floor (Total): <b>2,496 sq. ft.</b>		Main		Bedroom <b>9'11 11'</b>	
Unfinished Floor: <b>0</b>		Main		Bedroom <b>9'8 8'6</b>	
Grand Total: <b>2,496 sq. ft.</b>		Main		Primary Bedroom <b>11' 13'9</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>		Below		Recreation Room <b>13'2 24'11</b>	
Suite: <b>Other</b>		Below		Kitchen <b>8'8 10'6</b>	
Basement: <b>Unfinished</b>		Below		Living Room <b>13'9 11'</b>	
Crawl/Bsmt. Ht: # of Levels: <b>2</b>		Below		Nook <b>9'7 7'</b>	
# of Kitchens: <b>2</b> # of Rooms: <b>13</b>		Below		Bedroom <b>9' 12'11</b>	
		Below		Den <b>9'2 12'11</b>	
		Manuf Type:		Registered in MHR?:	
		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		PAD Rental:	
				Maint. Fee:	
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b>		List Broker 3:			
List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b>		3		Appointments: <b>Touchbase</b>	
List Broker 2:		3		Call: <b>TOUCHBASE</b>	
List Desig Agt 2:		3:		Phone: <b>604-360-1049</b>	
Buyer's Broker 1:					
Buyer's Agent 1:					
Owner:					
Commission:					
				Occupancy: <b>Tenant</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>19.94 ACRES WITH HOUSE AND AGRI-BUSINESS RETAIL! Excellent income-producing opportunity featuring a 2,496 SQ/FT home with 4 bedrooms, 2 bathrooms, and a suite. Farm infrastructure includes a 5,000 SQ/FT greenhouse building for nursery retail. The fertile soil is ideal for nursery plants, vegetables, blueberries, and a variety of other crops. With over 20 years of retail history selling nursery plants, eggs and berries, this property offers strong business and agricultural potential. Conveniently located with easy access to Golden Ears Way, Lougheed Highway, and Highway 1. High-traffic location close to all amenities, with beautiful surrounding mountain and valley views.</b>					