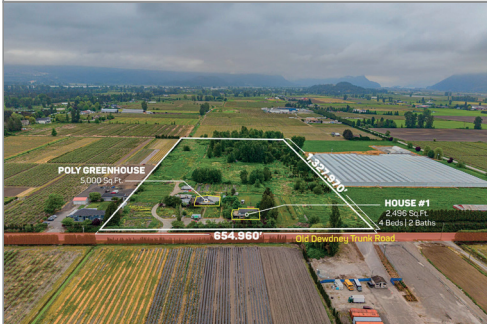


Active
R3120880

 Board: V, Detached
 House with Acreage

19449 OLD DEWDNEY TRUNK ROAD

 Pitt Meadows
 North Meadows PI
 V3Y 2S1

\$2,995,000 (LP)
 (SP)


Days on Market: 53	List Date: 5/11/2026	Seller's Acceptance Date:
Orig. Price: \$3,200,000	Expiry Date: 5/11/2027	Subject Removal Date:
Prev. Price: \$3,200,000		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 1976
Frontage (feet): 654.96	Bedrooms: 4	Age: 50
Frontage (metres): 199.63	Bathrooms: 2	Zoning: A-1
Depth / Size: 1327.97	Full Baths: 2	Gross Taxes: \$3,339.31
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2024
Lot Area (acres): 19.94	Rear Yard Exp: North	Tax Inc. No
Flood Plain: Yes	P.I.D.: 010-996-648	Tour: Virtual Tour Link
View: Yes : Mountain and Valley Views.		
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., Open	
Exterior: Wood	Driveway Finish:	
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
Renovations:	Seller's Interest: Registered Owner	
# of Fireplaces: 2 R.I. Fireplaces:	Property Yes:	
Fireplace Fuel: Wood	Fixtures Leased: No :	
Fuel/Heating: Baseboard, Natural Gas	Fixtures Rmvd: No :	
Outdoor Area: Sundeck(s)	Floor Finish:	
Type of Roof: Asphalt		

 Legal: **LOT 3, PLAN NWP3710, SECTION 27, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT**

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

 Site Influences: **Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main):	1,248	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	16' 12'10"				Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'11 8'10"				Main 5
Finished Floor (Below):	1,248	Main	Nook	8'4 11'6"				
Finished Floor (Basement):	0	Main	Kitchen	8'1 11'6"				
Finished Floor (Total):	2,496 sq. ft.	Main	Bedroom	9'11 11'				
Unfinished Floor:	0	Main	Bedroom	9'8 8'6"				
Grand Total:	2,496 sq. ft.	Main	Primary Bedroom	11' 13'9"				Below 3
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	13'2 24'11"				
Suite: Other		Below	Kitchen	8'8 10'6"				
Basement: Unfinished		Below	Living Room	13'9 11'				
		Below	Nook	9'7 7'				
		Below	Bedroom	9' 12'11"				
		Below	Den	9'2 12'11"				

Crawl/Bsmt. Ht:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 13	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:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

3

3:

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-360-1049**

 Occupancy: **Tenant**

 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.**

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.