



Presented by:  
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# Gary Fraipont & Lorraine Manyk

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604-828-8634

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**Active**  
**R2481439**  
 Board: V  
 House with Acreage

**13489 NEAVES ROAD**  
 Pitt Meadows  
 North Meadows PI  
 V3Y 0A8

Residential Detached  
**\$2,395,000** (LP)  
 (SP) **M**

Sold Date: \_\_\_\_\_ Frontage (feet): **280.00** Original Price: **\$2,395,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1998**  
 Depth / Size: **350** Bathrooms: **7** Age: **22**  
 Lot Area (sq.ft.): **98,010.00** Full Baths: **5** Zoning: **A-1**  
 Flood Plain: \_\_\_\_\_ Half Baths: **2** Gross Taxes: **\$6,138.92**  
 Rear Yard Exp: **West** For Tax Year: **2019**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **011-001-925**  
 Tour: \_\_\_\_\_

View: **Yes: MOUNTAINS/GOLDEN EARS**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **10** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**

Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed, Tile**

Legal: **PARCEL B, LOT 4, PLAN NWP3593, SECTION 26, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 16218)**

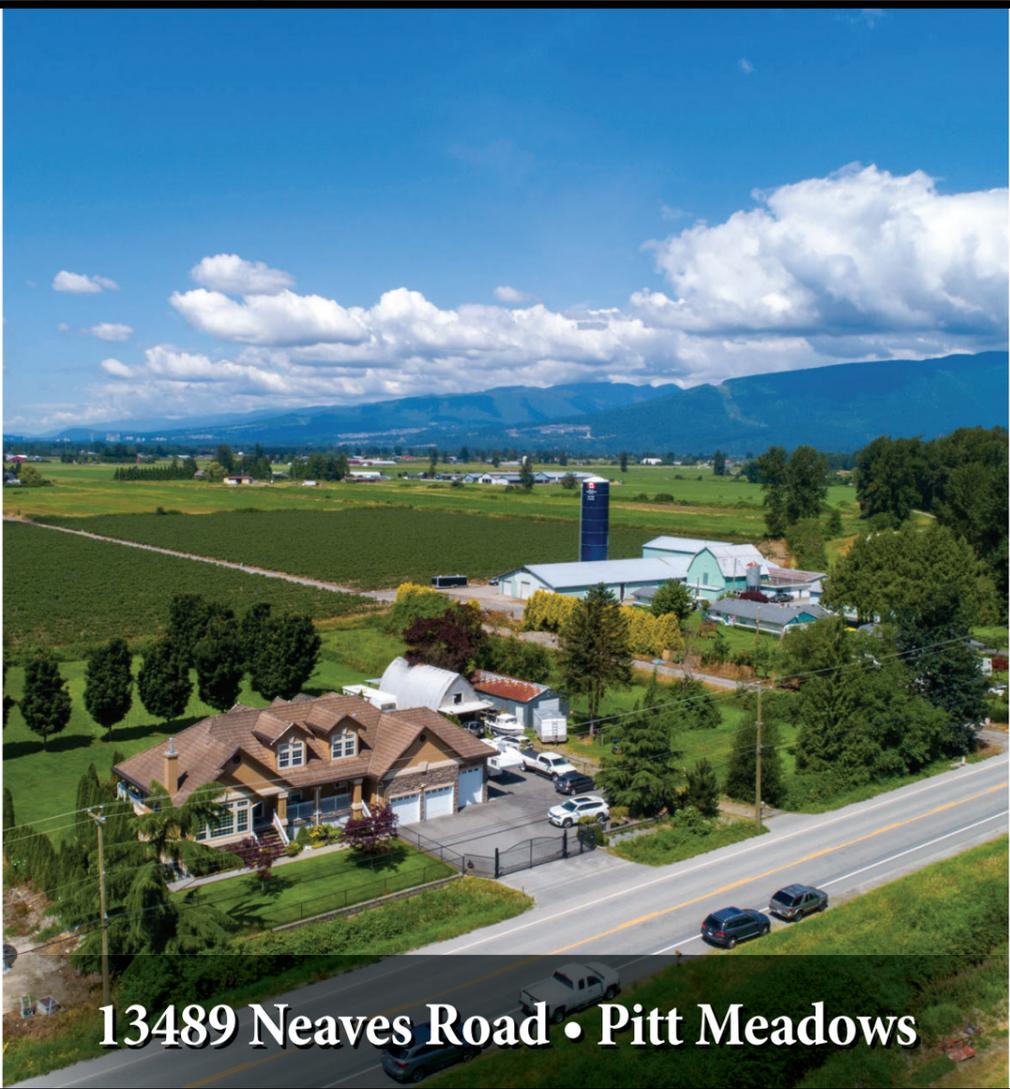
Amenities: **Barn, Workshop Detached**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Rural Setting, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave, Security System,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'7 x 14'1	Main	Foyer	10'8 x 8'11	Bsmt	Bedroom	12'6 x 10'4
Main	Dining Room	13'2 x 11'6	Above	Bedroom	16'3 x 11'2	Bsmt	Pantry	14'5 x 8'10
Main	Kitchen	15'9 x 10'3	Above	Bedroom	12'10 x 12'9	Bsmt	Laundry	9'10 x 6'5
Main	Eating Area	12'6 x 11'11	Above	Flex Room	15' x 10'9	Bsmt	Utility	9'4 x 9'1
Main	Family Room	14'5 x 12'2	Bsmt	Living Room	16'4 x 11'11			x
Main	Office	10'5 x 9'9	Bsmt	Dining Room	14'3 x 10'2			x
Main	Master Bedroom	17' x 14'5	Bsmt	Kitchen	15'6 x 10'5			x
Main	Walk-In Closet	7'4 x 6'10	Bsmt	Family Room	28'11 x 12'8			x
Main	Bedroom	13'4 x 11'	Bsmt	Master Bedroom	14'4 x 14'			x
Main	Laundry	14'3 x 9'9	Bsmt	Walk-In Closet	11'6 x 7'11			x

Finished Floor (Main):	2,384	# of Rooms:24	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	716	# of Kitchens: 2	1	Main	5	Yes	Barn: 36'X21'
Finished Floor (Below):	2,369	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:40'X20'
Finished Floor (Basement):	0	Suite: <b>Unauthorized Suite</b>	3	Main	2	No	Pool:
Finished Floor (Total):	5,469 sq. ft.	Crawl/Bsmt. Height:	4	Main	2	No	Garage Sz: 33'X21'7
Unfinished Floor:	0	Beds in Basement: 2	5	Above	4	No	Grg Dr Ht: 14'4
Grand Total:	5,469 sq. ft.	Beds not in Basement: 4	6	Bsmt	4	No	
		Basement: <b>Full, Fully Finished, Separate Entry</b>	7	Bsmt	3	No	
			8				

Listing Broker(s): **RE/MAX LifeStyles Realty** RE/MAX LifeStyles Realty



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Fraipont & Manyk Real Estate Team

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Please contact Gary Fraipont & Lorraine Manyk 604-828-8634, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.





**6 Beds | 7 Baths | 5,469 sq.ft.**

Property Style:	2 Storey with Bsmt
Type of Dwelling:	Detached
Year built:	1998
Taxes:	6,138.92 (2019)

LUXURIOUS COUNTRY LIVING – A SHORT DRIVE to all amenities and close to the CITY! Welcome to this stunning luxurious home with an incredible in-law accommodation. Situated on a picturesque 2.25 acre property in North Pitt Meadows. The inviting covered front porch welcomes you into this 5,400+ sf. home that features 6 bedrooms & 7 bathrooms. Plenty of room for the growing family. A gourmet kitchen, family room, formal living and dining rooms make this the perfect place to entertain in. The main floor features a Spa like Master Bedroom suite plus an additional bedroom with ensuite. That's not all you will also find two more spacious bedrooms and a flex room. The lower level is a walkout 2,500 sf. 2 bedroom in-law accommodation. Here you'll enjoy mountain views, spectacular sunrises & sunsets from various covered decks, patios and living areas. Fully fenced, electronic gate, triple car garage with one over height bay. The second driveway leads to a 40 x 20 detached workshop, gated vegetable garden, RV/toy parking, too much to list! This home one time accommodated horses and has an area that was once used for a riding ring. This would be easy to bring back to life for the Equestrian minded out there. Explore the nearby dykes, SwaneSet Bay & Golden Eagle Golf Courses & Pitt Meadows Marina. Please view our Virtual tour, MatterPort & Special Feature Sheet for more on this fantastic home!