



604.706.1710

# Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



**FOR Sale**  
**Exclusive**

## LT.10 SEUX ROAD

Mission  
Durieu

**\$9,500,000** (LP)  
(SP)

Land

**Miracle Valley Estates**



Sold Date:	Subdiv/Complex:
Frontage (feet):	P.I.D.: <b>004-749-456</b>
Meas. Type: <b>Feet</b>	Taxes: <b>\$4,034.00</b>
Frontage (metres):	For Tax Year: <b>2021</b>
Depth: <b>Irreg.(44.</b>	Zoning: <b>RS-2</b>
Price/SqFt:	Rezoneable?
Sub-Type:	
Flood Plain: <b>No</b>	
Exposure: <b>Southwest</b>	
Permitted Use:	
Title to Land: <b>Freehold NonStrata</b>	

<u>Lot Area</u>	
Acres:	<b>44.70</b>
Hect:	<b>0.00</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **Septic**  
Storm Sewer: **None**  
Water Supply: **Well - Drilled**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Not Available**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR: **No**  
Seller's Interest: **Registered Owner**  
Information Pkg: **Yes**  
Sign on Property: **n**  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged: **Yes**

Legal: **LD 36 SEC 13 TWP 18 MER E PARCEL A, MERIDIAN ECM, EXP PL 21853, LOT 10 PL**

Site Influences:  
Restrictions: **Other**

Listing Broker 1: **Re/Max Crest Realty**  
Listing Broker 2: **Re/Max Crest Realty**  
Listing Broker 3:

**44.7A Mission Development Site at Seux Road and Sylvester – Miracle Valley Estates, Durieu, Mission BC, part of the FVRD (Fraser Valley Regional District) Can develop between 16-20 Lots without having to go to re zoning. Located at Seux and Sylvester Roads and across the street from Durieu Elementary School. Property is not in flood plain and not in ALR. Zoning is RS-2 Rural Residential that allows for 16-20 lots without having to re zone (each lot will have to have its own septic – approx. cost \$75K) or can be re zoned for 44.7 – One Acre lots (developer needs to put in a shared septic – approx. cost \$700K), on city water, road access to site, Asking price \$13M (Exclusive Non MLS Listing) More Info at [www.miraclevalleyestates.com](http://www.miraclevalleyestates.com)**





## SEUX RD Rural BC V2V 4J1

<b>PID</b>	004-749-456	<b>Legal Description</b>	PARCEL "A" (EXPLANATORY PLAN 21853) LOT 10 SECTION 13 TOWNSHIP 18 EAST OF COAST MERIDIAN NEW WESTMINSTER DISTRICT PLAN 10447				
<b>Zoning</b>	RS-2 - Rural Residential 2	<b>Plan</b>	NWP10447				
<b>Registered Owner</b>	MI*	<b>Community Plans(s)</b>	OCP: Suburban Residential, not in ALR				
<b>Floor Area</b>	-	<b>Max Elevation</b>	66.74 m	<b>Year Built</b>	-	<b>Transit Score</b>	-
<b>Lot Size</b>	<b>44.7</b> acres	<b>Min Elevation</b>	21.47 m	<b>Bedrooms</b>	-	<b>WalkScore</b>	-
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$4,034.26	<b>Bathrooms</b>	-	<b>Structure</b>	2 ACRES OR MORE (VACANT)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
F1021507	Expired 31/08/2011	386	\$2,200,000 / -	Landquest Realty Corporation
F9602895	Expired 31/05/1996	137	\$985,000 / -	Windermere Fraser Valley Rlty.

### APPRECIATION

	Date	(\$)	% Change
Assessment	2022	\$1,978,000	58.24 %
Sales History	04/06/2021	\$1,250,000	212.50 %
	23/09/2004	\$400,000	15.94 %
	28/01/2000	\$345,000	

### ASSESSMENT

	2021	2022	% Change
Building	\$0	\$0	
Land	\$1,227,000	\$1,978,000	61.21 %
<b>Total</b>	<b>\$1,227,000</b>	<b>\$1,978,000</b>	<b>61.21 %</b>

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Hatzic	Mission
District	SD 75	SD 75
Grades	K - 6	10 - 12

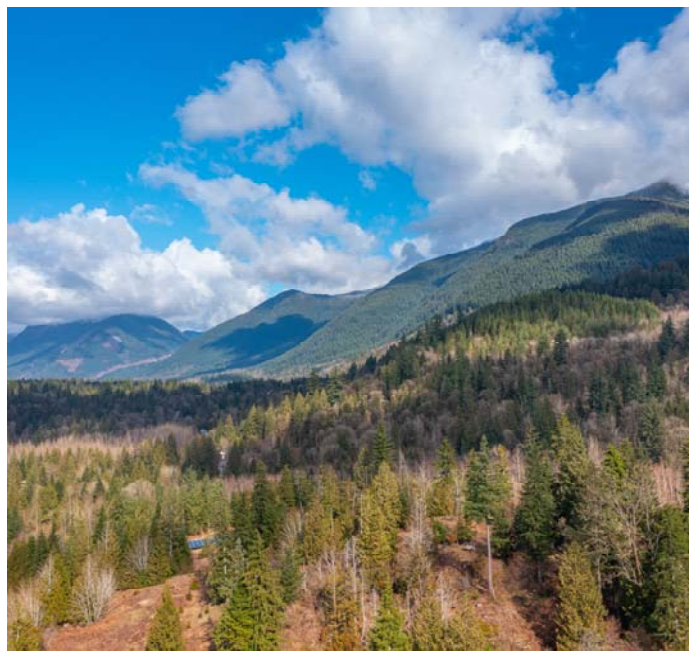
### DEVELOPMENT APPLICATIONS

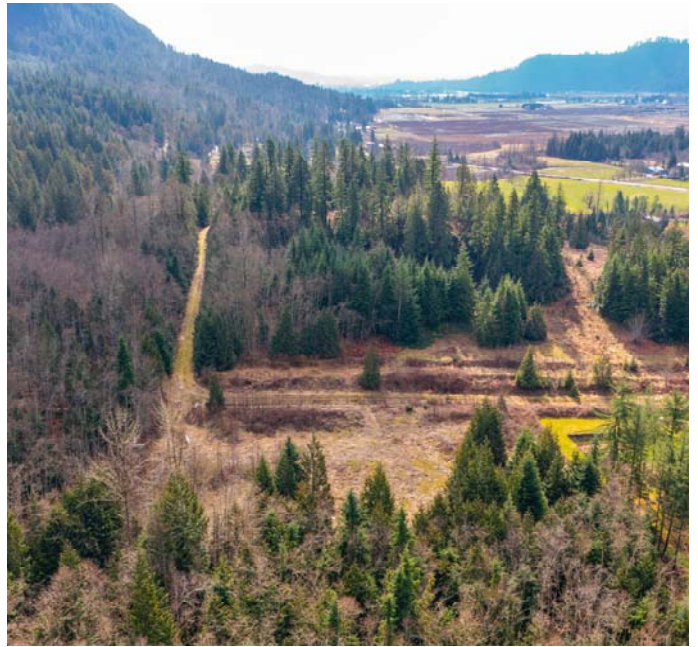
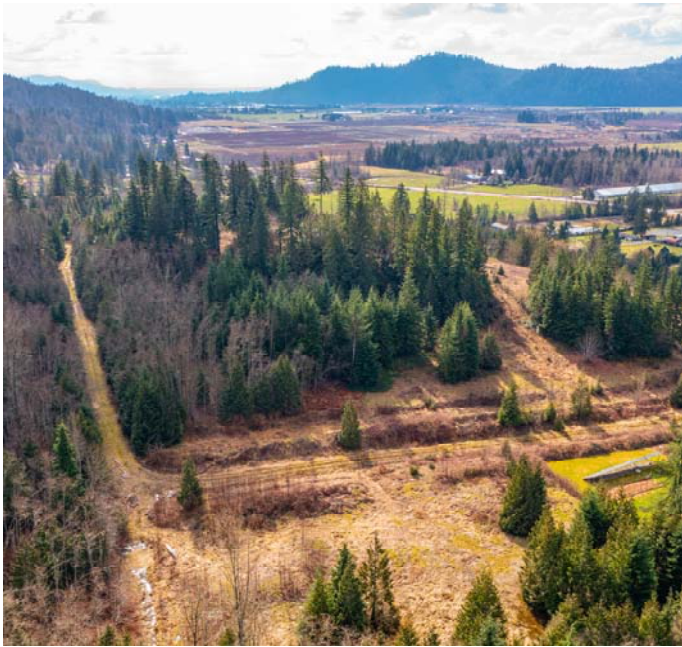
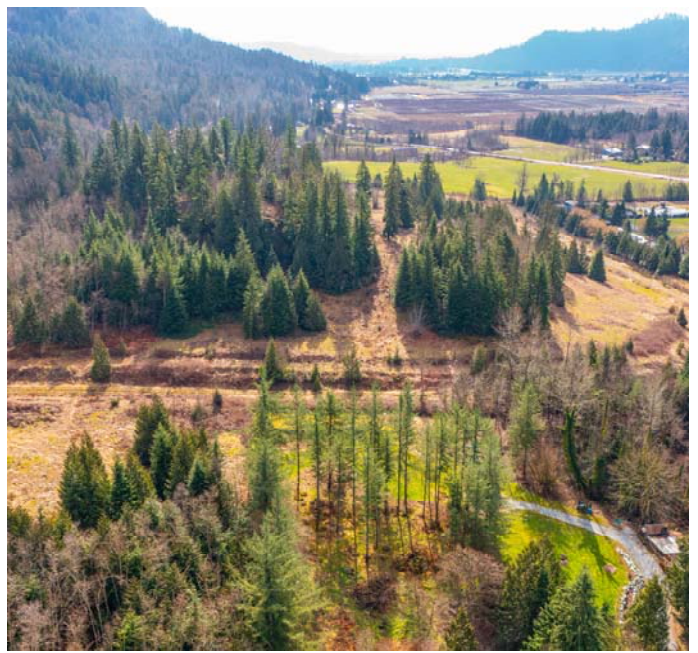
No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.













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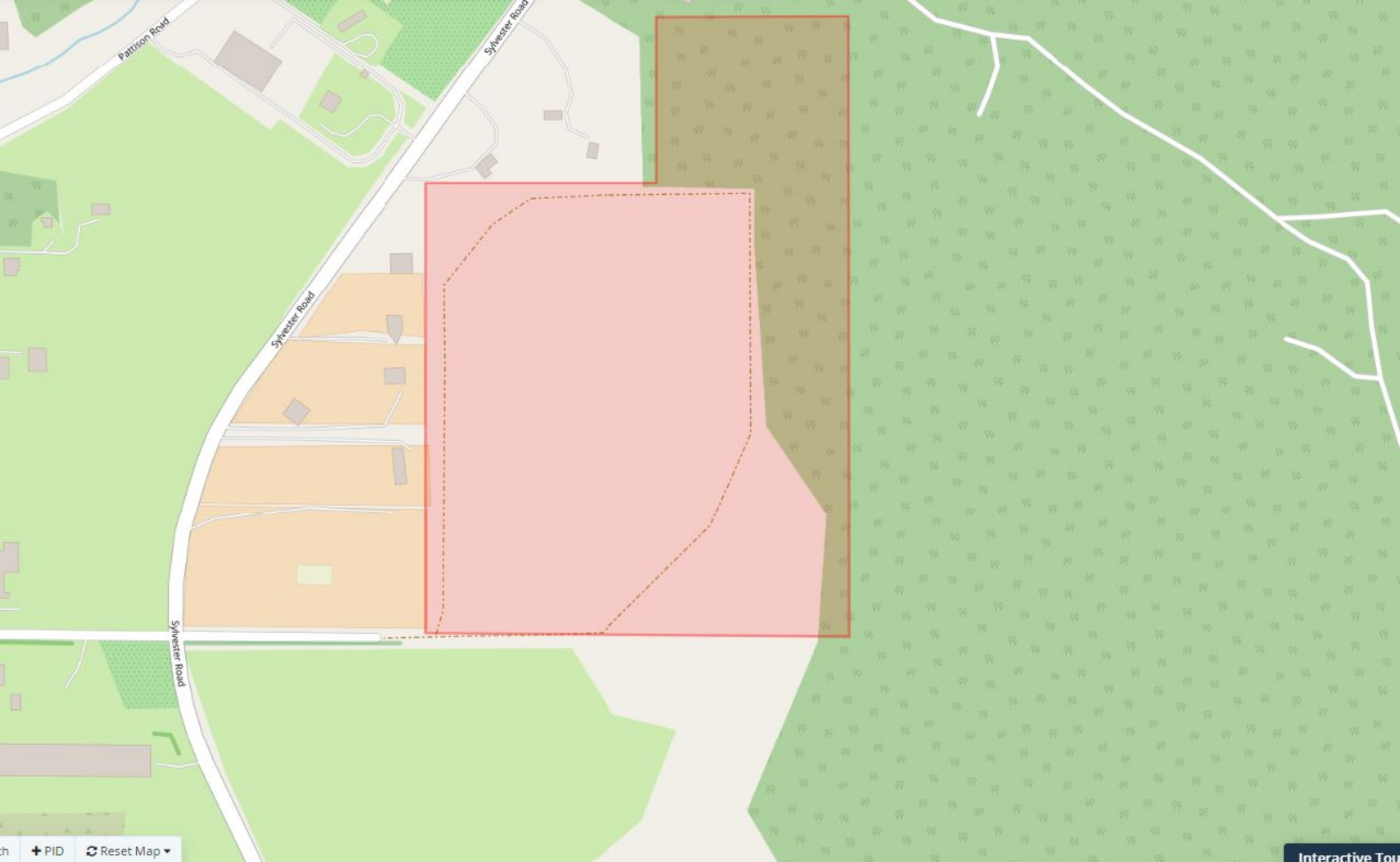
# Condos & Homes Team

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**Miracle Valley Estates**  
**44.7 Acres**  
[www.miraclevalleyestates.com](http://www.miraclevalleyestates.com)



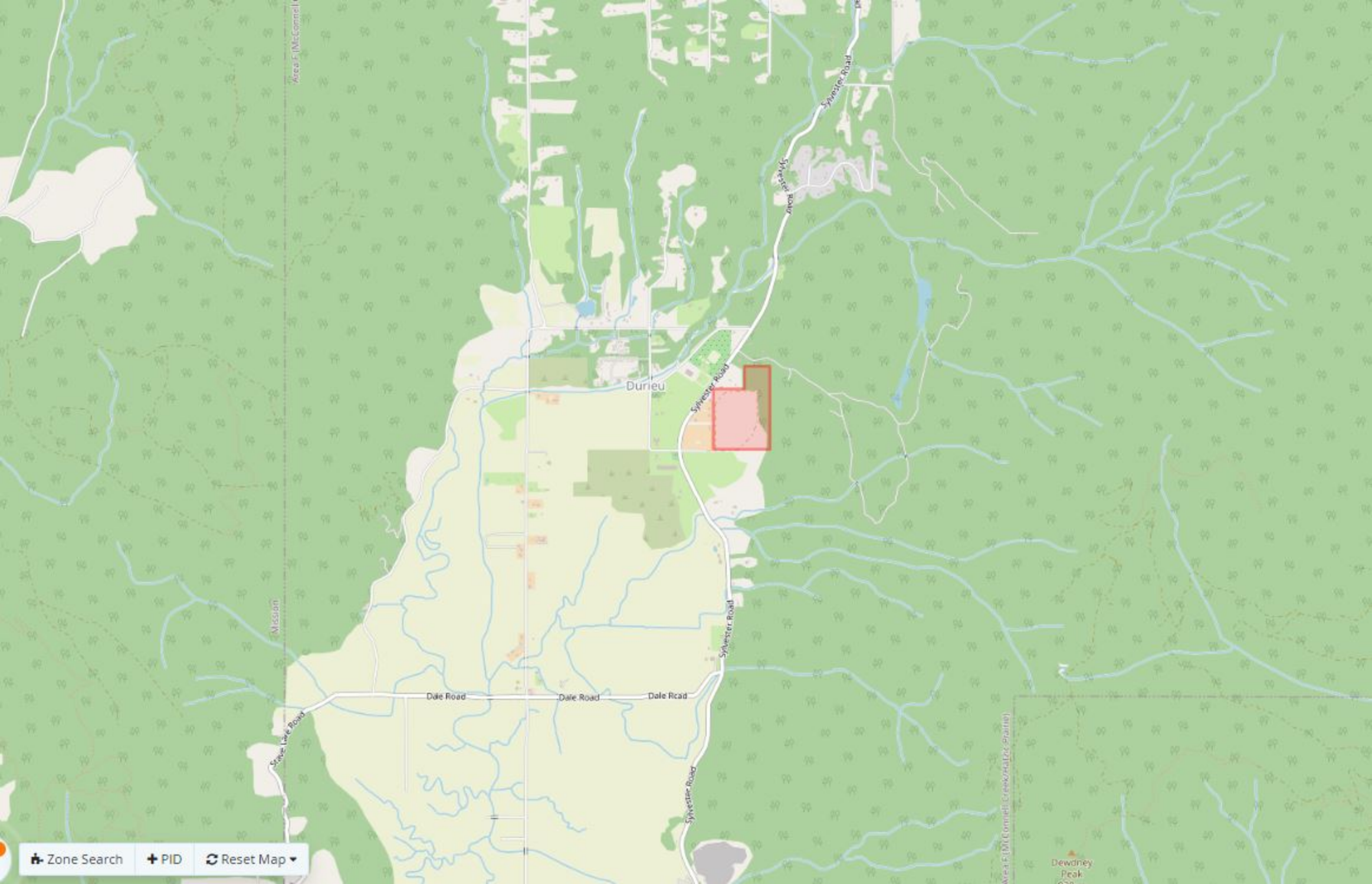


Pattison Road

Sylvester Road

Sylvester Road

Sylvester Road



Area 5 (McConnell)

Mission

Severn Road

Dale Road

Dale Road

Dale Road

Durieu

Sylvester Road

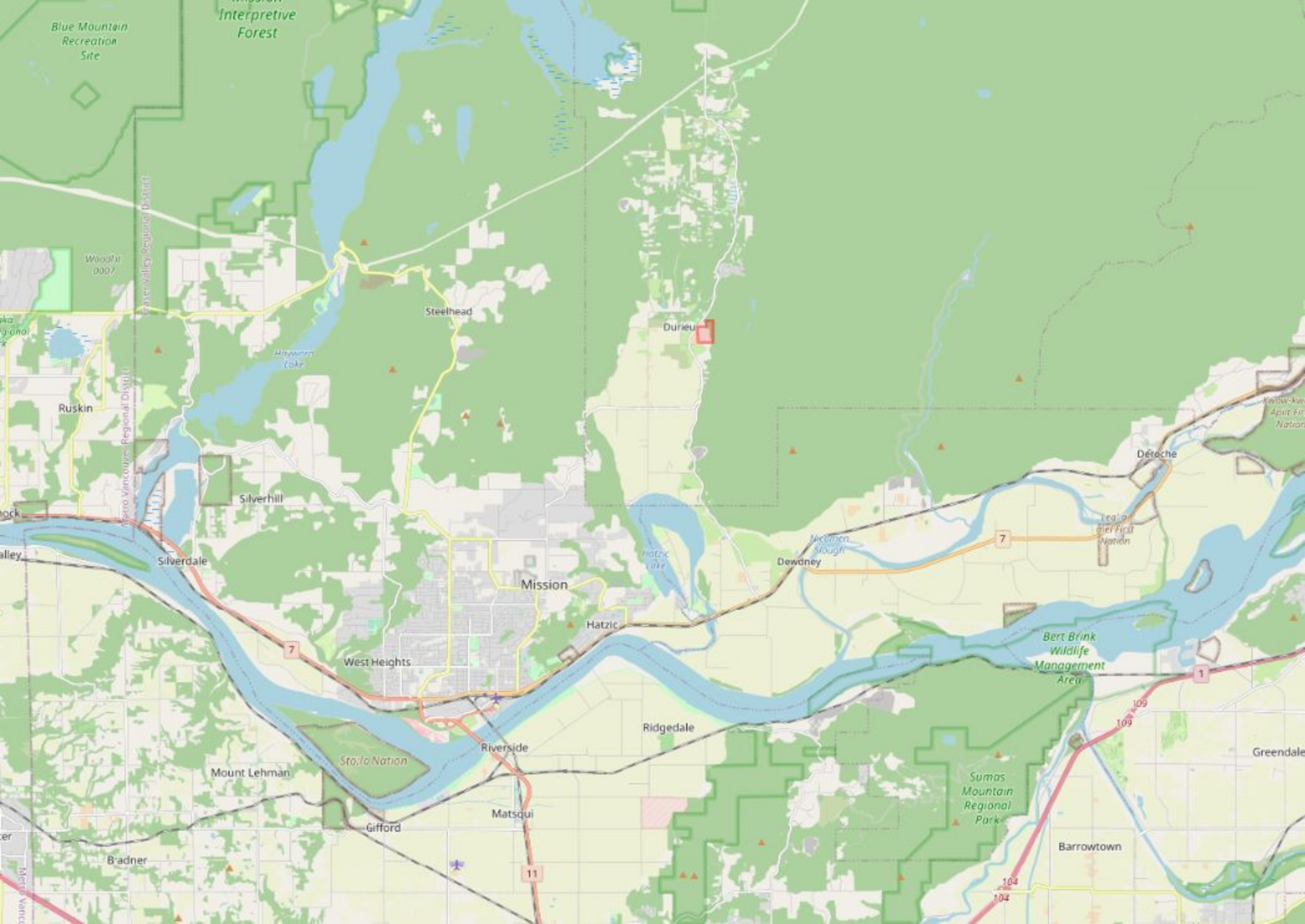
Sylvester Road

Severn Road

Severn Road

Area 5 (McConnell) (Greenwater/Shanley)

Dewdney Peak  
620



## Detailed Tax Report

### Property Information

Prop Address	SEUX RD	Jurisdiction	MAPLE RIDGE RURAL 2
Municipality	MAPLE RIDGE RURAL	Neighborhood	HATZIC PRAIRIE & MCCONNELL CREEK
Area		SubAreaCode	
PropertyID	004-749-456	BoardCode	F
PostalCode	V2V 4J1		

### Property Tax Information

TaxRoll Number	02269150	Gross Taxes	\$4,034.26
Tax Year	2021	Tax Amount Updated	06/16/2021
More PIDS			
004-749-456			
More PIDS2			

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
				36	13	18		E

#### Legal FullDescription

PARCEL A, SECTION 13, TOWNSHIP 18, MERIDIAN ECM, NEW WESTMINSTER LAND DISTRICT, EXP PL 21853, LOT 10 PL 10447

### Land & Building Information

Width		Depth	
Lot Size	44.7 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (VACANT)	Zoning	
Year Built			
BCA Description			
WaterConn			
BCADate Update	01/05/2022		

### Supplementary Property Info

BedRooms		Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

### Actual Totals

Land	Improvement	Actual Total
\$1,978,000.00	\$0.00	\$1,978,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,978,000.00	\$0.00	\$0.00	\$0.00	\$1,978,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,978,000.00	\$0.00	\$0.00	\$0.00	\$1,978,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/4/2021	\$1,250,000.00	CA9070352	VACANT SINGLE PROPERTY TRANSACTION
9/23/2004	\$400,000.00	BW440281	VACANT SINGLE PROPERTY TRANSACTION
1/28/2000	\$345,000.00	BP21330	VACANT SINGLE PROPERTY TRANSACTION