



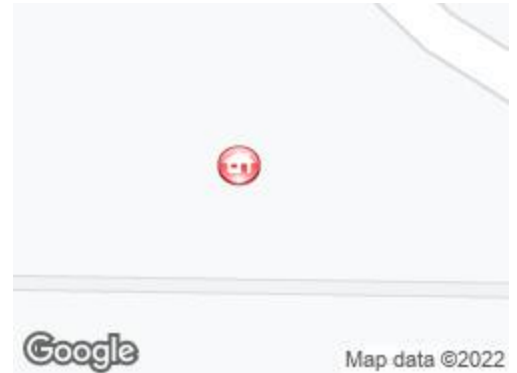
604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2625341****Sold**House with Acreage
Residential Detached**14615 SYLVESTER ROAD**Mission
Durieu**\$4,249,000** (LP)**\$3,650,000** (SP)

Sold Date: 12/24/2021



Google

Map data ©2022



Total Bedrooms 6
Total Baths 5
of Kitchens 1
FLArTotFin 3,339
#FinFlrLev 2
Type of Dwelling HACR
Style of Home 2ST

TotalPrkng
Exterior Finish MIXED
Gross Taxes \$1,801.94
Yr Blt 1959
Occupancy Owner, Tenant

Days On Market 73
Fireplaces 0
Outdoor Area BPD
Lot Sz (Sq.Ft.) 0.00
FrontageFt 950.58
Depth IRR(102 acres)
Fuel/Heating Forced Air, Propane Gas, Wood

Welcome to 102 acres of endless opportunity farm property (all flat, usable land) located on Sylvester Road, just north of Durieu in Mission, situated across the Cascade Falls Regional Park. Property has 2 homes. The main house has 5 bedrooms & second home is a mobile that is tenanted and set apart from main house. A separate garage was converted to a 1 bedroom suite (some finishing required). Property is within the ALR. The property is level, connected to crown land that borders on Stave Lake, has numerous outbuildings, barns, garages, new fencing, pastures, and potential gravel extraction. Property has potential to be an Equestrian center, wineries, farm or treatment facility. Please do not enter the property without the listing agent present.

Keller Williams Elite Realty

02/17/2022 08:18 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2625341

Sold

House with Acreage
Residential Detached

14615 SYLVESTER ROAD

Mission
Durieu

\$4,249,000 (LP)

\$3,650,000 (SP)

Sold Date: 12/24/2021



R2625341

14615 SYLVESTER ROAD

\$4,249,000 (LP)

Sold

Mission

\$3,650,000 (SP)

House with Acreage

Durieu

Sold Date: 12/24/2021

Residential Detached



Sold Date: **12/24/2021** Frontage (feet): **950.58** Approx. Year Built: **1959**
 Depth / Size (ft.): **IRR(102)** Bedrooms: **6** Age: **62**
 Lot Area (sq.ft.): **0.00** Bathrooms: **5** Zoning: **A-2**
 Flood Plain: **No** Full Baths: **4** Gross Taxes: **\$1,801.94**
 Rear Yard Exp: Half **1** For Tax Year: **2021**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-207-083**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Septic**

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access: Side
Construction: Frame - Wood	Parking: Open
Exterior: Mixed	Dist. to Public Transit: Dist. to School
Foundation:	Title to Land: Freehold NonStrata
Rain Screen:	Seller's Interest: Registered Owner
Renovations:	Property Disc.: Yes
# of Fireplaces: 0	PAD Rental:
Fireplace Fuel:	Fixtures Leased: No
Water Supply: Well - Drilled	Fixtures Rmvd: No
Fuel/Heating: Forced Air, Propane Gas, Wood	Floor Finish:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	
Type of Roof: Fibreglass	

Legal: **PART SE1/4, SECTION 5, TOWNSHIP 4, RANGE 2, MERIDIAN W7, NEW WESTMINSTER LAND DISTRICT, PORTION S 35 CHNS, EXCEPT PLAN PL 39895, MANUFACTURED HOME REG.# 37275**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'1 x 23'6	Above	Bedroom	15'2 x 12'10			x
Main	Dining Room	11'1 x 15'2	Above	Office	7'1 x 7'10			x
Main	Kitchen	13'2 x 11'0	Abv Main 2	Other	31'5 x 23'3			x
Main	Family Room	13'2 x 12'9	Abv Main 2	Bedroom	10'5 x 16'11			x
Main	Master Bedroom	24'0 x 15'2			x			x
Main	Bedroom	11'8 x 8'0			x			x
Main	Bedroom	11'8 x 7'11			x			x
Main	Laundry	15'7 x 7'6			x			x
Main	Foyer	15'7 x 8'3			x			
Above	Bedroom	15'2 x 13'2			x			

Finished Floor (Main): 2,636	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 703	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Main	5	No	Pool:
Finished Floor (Total): 3,339 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5	Abv Main	2	No	Door Height:
Grand Total: 3,339 sq. ft.	Basement: Crawl	6				
	Beds not in Basement: 6	7				
		8				

Listing Broker(s): **Keller Williams Elite Realty**

Welcome to 102 acres of endless opportunity farm property (all flat, usable land) located on Sylvester Road, just north of Durieu in Mission, situated across the Cascade Falls Regional Park. Property has 2 homes. The main house has 5 bedrooms & second home is a mobile that is tenanted and set apart from main house. A separate garage was converted to a 1 bedroom suite (some finishing required). Property is within the ALR. The property is level, connected to crown land that borders on Stave Lake, has numerous outbuildings, barns, garages, new fencing, pastures, and potential gravel extraction. Property has potential to be an Equestrian center, wineries, farm or treatment facility. Please do not enter the property without the listing agent present.

Detailed Tax Report

Property Information

Prop Address	14615 SYLVESTER RD	Jurisdiction	MAPLE RIDGE RURAL 2
Municipality	MAPLE RIDGE RURAL	Neighborhood	HATZIC PRAIRIE & MCCONNELL CREEK
Area	MISSION	SubAreaCode	F84
PropertyID	013-207-083	BoardCode	F
PostalCode	V2V 0B9		

Property Tax Information

TaxRoll Number	06808000	Gross Taxes	\$1,801.94
Tax Year	2021	Tax Amount Updated	06/16/2021

More PIDS

013-207-083

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
				36	5	4	2	7

Legal FullDescription

PART SE1/4, SECTION 5, TOWNSHIP 4, RANGE 2, MERIDIAN W7, NEW WESTMINSTER LAND DISTRICT, PORTION S 35 CHNS, EXCEPT PLAN PL 39895, MANUFACTURED HOME REG.# 37275

Land & Building Information

Width		Depth	
Lot Size	101.797 ACRES	Land Use	
Actual Use	BEEF	Zoning	
BCA Description	2 STY SFD - AFTER 1960 - MODERN STD		
WaterConn			
BCADData Update	01/05/2022		

Actual Totals

Land	Improvement	Actual Total
\$45,201.00	\$460,800.00	\$506,001.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$45,201.00	\$460,800.00	\$0.00	\$460,800.00	\$45,201.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$45,201.00	\$460,800.00	\$22,601.00	\$25,800.00	\$457,600.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/20/2018	\$1,628,000.00	CA7011040	REJECT - NOT SUITABLE FOR SALES ANALYSIS
8/21/1992	\$355,000.00	BF316790	IMPROVED SINGLE PROPERTY TRANSACTION
5/15/1979	\$130,000.00	R45880E	IMPROVED SINGLE PROPERTY TRANSACTION
12/15/1972	\$0.00	457091E	REJECT - NOT SUITABLE FOR SALES ANALYSIS



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2625341

Sold

House with Acreage
Residential Detached

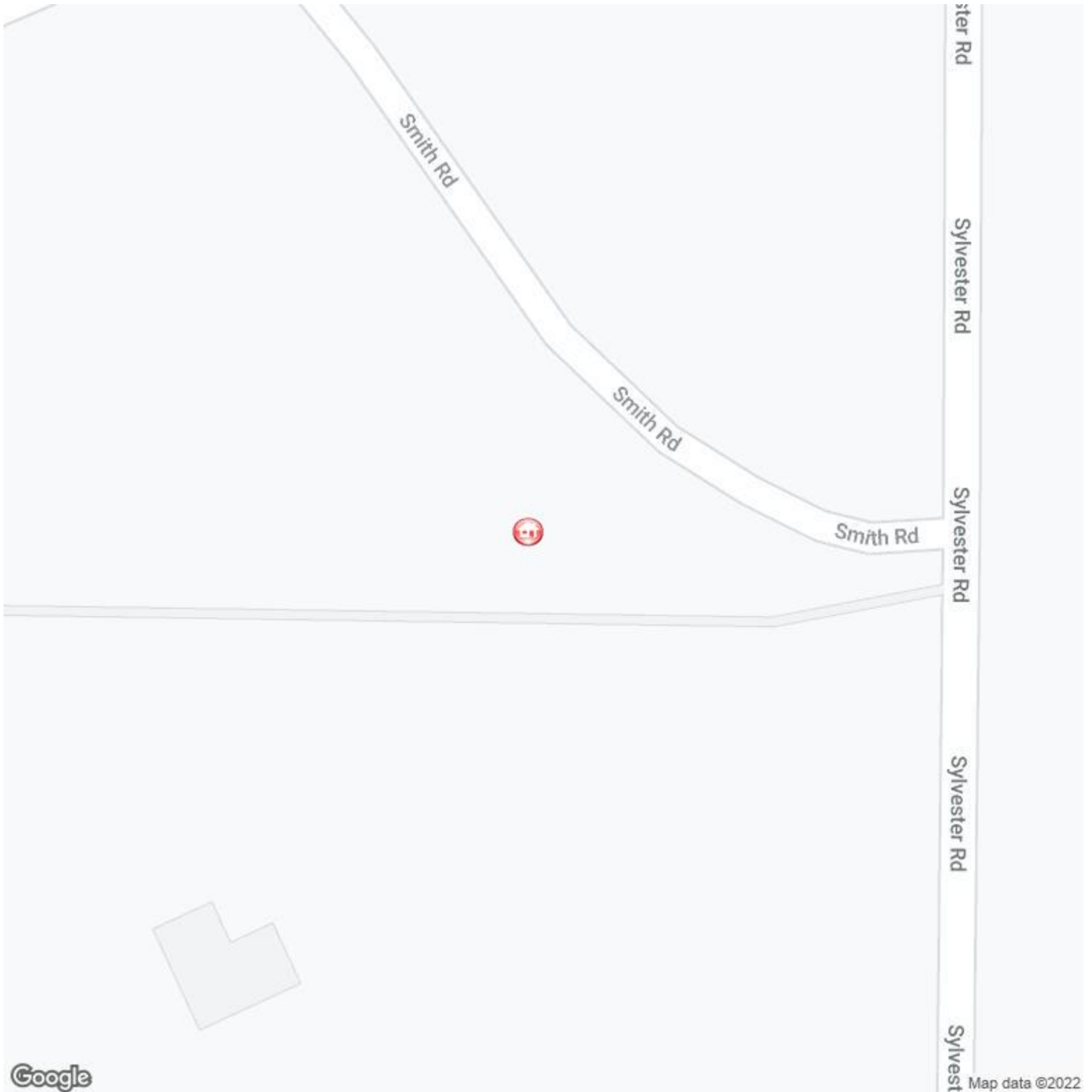
14615 SYLVESTER ROAD

Mission
Durieu

\$4,249,000 (LP)

\$3,650,000 (SP)

Sold Date: 12/24/2021



Map data ©2022

Keller Williams Elite Realty

02/17/2022 08:18 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"