



# 10799 STAVE LAKE RD Rural BC V2V 0B7

<b>PID</b>	010-941-932	<b>Legal Description</b>	LOT 28 SECTION 11 TOWNSHIP 18 NEW WESTMINSTER DISTRICT PLAN 3529		
<b>Zoning</b>	A-2, Floodplain Agriculture	<b>Plan</b>	NWP3529		
<b>Registered Owner</b>	SI*	<b>Community Plans(s)</b>	OCP: Agricultural, in ALR		
<b>Floor Area</b>	1926 Ft <sup>2</sup>	<b>Max Elevation</b>	62.12 m	<b>Year Built</b>	1910
<b>Lot Size</b>	18.40 acres	<b>Min Elevation</b>	14.37 m	<b>Bedrooms</b>	5
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$2,369.49	<b>Bathrooms</b>	1
		<b>Transit Score</b>	-		
		<b>WalkScore</b>	-		
		<b>Structure</b>	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		

## MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2583406	Terminated 27/10/2021	161	\$1,700,000 / -	eXp Realty

## APPRECIATION

	Date	(\$)	% Change
Assessment	2022	\$1,455,600	11.97 %
Sales History	12/01/2022	\$1,300,000	

## ASSESSMENT

	2021	2022	% Change
Building	\$252,000	\$276,000	9.52 %
Land	\$812,200	\$1,179,600	45.24 %
<b>Total</b>	<b>\$1,064,200</b>	<b>\$1,455,600</b>	<b>36.78 %</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.

**Sold**  
**R2629206**  
 Board: F, Detached  
 House with Acreage

**10799 STAVE LAKE ROAD**

Mission  
 Durieu  
 V2V 0B7

**\$5,500,000 (LP)**

**\$5,900,000 (SP)**



Full Potential Investment | 10799 Stave Lake Rd

Days on Market: **26** List Date: **10/26/2021** Expiry Date: **12/31/2021**  
 Previous Price: **\$6,200,000** Original Price: **\$6,200,000** Sold Date: **12/6/2021**  
 Meas. Type: **Feet** If new, GST/HST inc?: **Approx. Year Built: 1910**  
 Frontage (feet): **Bedrooms: 2** Age: **111**  
 Frontage (metres): **Bathrooms: 1** Zoning: **A2**  
 Depth / Size: **Full Baths: 1** Gross Taxes: **\$1,615.96**  
 Lot Area (sq.ft.): **5,235,912.** Half Baths: **0** For Tax Year: **2020**  
 Lot Area (acres): **120.20** Rear Yard Exp: **Tax Inc. Utilities?: No**  
 Flood Plain: **No** P.I.D.: **010-941-797** Tour: **Virtual Tour URL**  
 View: **:**  
 Complex/Subdiv:  
 Services Connected: **Electricity, Septic, Water**

Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>Covered Parking:</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Open, RV Parking Avail.</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>0</b> R.I. Fireplaces:	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel:	Property Disc.: <b>Yes:</b>	
Fuel/Heating: <b>Natural Gas</b>	Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Fenced Yard</b>	Fixtures Rmvd: <b>:</b>	
Type of Roof: <b>Asphalt</b>	Floor Finish:	

Legal: **LOT 18, PLAN NWP3529, SECTION 11, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

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

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	628	Main	Kitchen	10'x7'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	12'x10'			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	11'x12'			x	
Finished Floor (Basement):	1,200	Bsmt	Bedroom	12'x10'			x	
Finished Floor (Total):	3,028sq. ft.						x	
Unfinished Floor:	0						x	
Grand Total:	3,028sq. ft.						x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite:							x	
Basement: <b>Partly Finished</b>							x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **4** MHR#: CSA/BCE: Maint. Fee:

ByLaw Restrictions:

List Broker 1: **eXp Realty - OFC: 833-817-6506** List Broker 3:  
 List Desig Agt 1: **William Coughlin - Phone: 778-374-3744** **coughlinteam@gmail.com**  
 List Broker 2: **Macdonald Realty - Office: 604-467-3871**  
 List Desig Agt 2: **Ted Hedrick PREC\* - Phone: 604-418-4799** 3: Appointments: **Touchbase**  
 Sell Broker 1: **eXp Realty - OFC: +1 833-817-6506** 3: Call: **Ted, Bill, Minal or Brenda**  
 Sell Sales Rep 1: **Trudy Temple** 2: Phone: **778-374-3744**  
 Owner: **HEPTONSTALL BROTHERS FARMS LTD., INC.NO. 0029444**  
 Commission: **3.22% ON FIRST \$100,000 AND 1.15% ON BALANCE**

Occupancy: **Tenant**

Realtor Remarks: **Touchbase 1st, include your TEXTABLE Ph# & email! Ph call required to confirm showing, thanks. All Measurements by realtor are approx. & should be verified by buyer. 6 Properties needs to be sold together: PID Number: 010-941-797, 010-941-932, 008-936-897, 013-382-993, 010-941-771 and 011-013-656.**

**Investors; 120 acres;6 titles in Mission 62 acres; out of the ALR with development potential. 55 acres; 3 titles is in ALR; perfect Agricultural land for serious or Gentelman farmer. South facing & Baker View 5th title; remote treed 5 acres; yet to be developed. You may be able to buy each parcel separately, but we are currently looking for one buyer to buy all 6 titles, then we would probably sell you a separate parcel. Jack and Barbara Heptonstall, Hatzic Valley pioneers. It was their wish to help fund many charities like Scholarships and Bursaries. We are HONOURED for your Lasting Legacy. THANK YOU! This 100 year old farm has many barns, outbuildings an that are often rented for movie sets. Barbara's 100 yr old Rhododendrons now grace the property. SEE MOVIE!**

## Detailed Tax Report

### Property Information

<b>Prop Address</b>	STAVE LAKE RD	<b>Jurisdiction</b>	MAPLE RIDGE RURAL 2
<b>Municipality</b>	MAPLE RIDGE RURAL	<b>Neighborhood</b>	HATZIC PRAIRIE & MCCONNELL CREEK
<b>Area</b>		<b>SubAreaCode</b>	
<b>PropertyID</b>	010-941-797	<b>BoardCode</b>	F
<b>PostalCode</b>	V2V 0B7		

### Property Tax Information

<b>TaxRoll Number</b>	02215000	<b>Gross Taxes</b>	\$2,250.76
<b>Tax Year</b>	2021	<b>Tax Amount Updated</b>	06/16/2021
<b>More PIDS</b>	010-941-797		
<b>More PIDS2</b>			

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
NWP3529	18			36	11	18		

#### Legal FullDescription

LOT 18, PLAN NWP3529, SECTION 11, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	15.44 ACRES	<b>Land Use</b>	
<b>Actual Use</b>	2 ACRES OR MORE (VACANT)	<b>Zoning</b>	
<b>Year Built</b>			
<b>BCA Description</b>			
<b>WaterConn</b>			
<b>BCADate Update</b>	01/05/2022		

### Supplementary Property Info

<b>BedRooms</b>		<b>Foundation</b>	
<b>Full Bath</b>		<b>Half Bath2</b>	
<b>Half Bath3</b>		<b>Stories</b>	
<b>Pool Flg</b>		<b>Carport</b>	0
<b>Garage S</b>	0	<b>Garage M</b>	0

### Actual Totals

Land	Improvement	Actual Total
\$1,449,000.00	\$0.00	\$1,449,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,449,000.00	\$0.00	\$0.00	\$0.00	\$1,449,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,449,000.00	\$0.00	\$724,500.00	\$0.00	\$724,500.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/22/2017	\$0.00	BB4100691	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/15/1972	\$0.00	306253E	REJECT - NOT SUITABLE FOR SALES ANALYSIS

**10799 Stave Lake**  
**Sold \$5,900,000**



**Miracle Valley Estates**





