



Presented by:
Russ Macnab PREC*
 The Macnabs Team
 Royal LePage Elite West
 Phone: 604-763-8196
<http://www.themacnabs.com>
russ@themacnabs.com



Pending
R3135143
 Board: V
 House with Acreage

14531 CHARLIER ROAD

Pitt Meadows
 North Meadows PI
 V3Y 2T8

Residential Detached
\$3,199,000 (LP)
\$3,100,000 (SP)



Sold Date: 7/10/2026	If new, GST/HST inc?:	Original Price: \$3,199,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1993
Frontage(feet): 302.00	Bathrooms: 5	Age: 33
Frontage(metres): 92.05	Full Baths: 3	Zoning: A-1
Depth / Size: IRREG	Half Baths: 2	Gross Taxes: \$6,880.40
Lot Area (sq.ft.): 323,650.00	Rear Yard Exp: East	For Tax Year: 2025
Lot Area (acres): 7.43	P.I.D.: 010-790-845	Tax Inc. Utilities?: No
Flood Plain: Yes		Tour: Virtual Tour URL
View: Yes: MOUNTAINS AND RIVER		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Heat Pump, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **20** Covered Parking: **4** Parking Access: **Front**
 Parking: **Carport; Single, Garage; Triple**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 77, PLAN NWP2933, SECTION 4, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, EXC: PCL A REF PL 3650**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Private Yard, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave**

Finished Floor (Main):	2,292	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,139	Main	Living Room	17'3 x 18'9	Above	Bedroom	9'3 x 12'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x 14'5	Above	Bedroom	10'7 x 11'11	Main 2
Finished Floor (Below):	0	Main	Kitchen	14'9 x 17'8	Above	Recreation Room	12'1 x 19'5	Main 2
Finished Floor (Basement):	0	Main	Pantry	9'2 x 4'9	Above	Flex Room	17'3 x 13'4	Above 5
Finished Floor (Total):	5,431sq. ft.	Main	Eating Area	12'4 x 13'5	Above	Living Room	11'4 x 11'8	Above 5
Unfinished Floor:	0	Main	Family Room	25'1 x 17'8	Above	Kitchen	10'0 x 10'3	Above 4
Grand Total:	5,431sq. ft.	Main	Laundry	12'1 x 7'10	Above	Eating Area	27'8 x 6'9	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	14'2 x 13'0	Above	Storage	9'1 x 2'9	
Suite:		Main	Foyer	18'11 x 10'11	Above	Bedroom	14'7 x 20'2	
Basement: Crawl		Above	Primary Bedroom	21'4 x 12'0			x	
		Above	Walk-In Closet	10'7 x 5'9			x	
		Above	Walk-In Closet	15'8 x 5'3			x	
		Above	Bedroom	14'2 x 12'2			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

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

Trade hustle for harmony! Where else can you launch your boat, paddle the river, ride your horse, hike a trail & golf all in the same day? All of this is right outside your door with private access to the dyke as a bonus! Combine that with a stunning 5431 sq ft home, 7.43 flat acres with majestic mountain & river views in the recently voted #3 most liveable city in Canada. Horse lovers will enjoy the 80 X 180 outdoor arena, 4 shelters, 6 grass paddocks & a barn which has a heated tack rm, & 3 stalls with turnouts. The primary bdrm is the perfect place to retreat with wrap around windows for the views & breathtaking sunsets. Includes 2 walk in closets, a fireplace & luxurious 5 pc ensuite. Separate 1 bdrm side suite above the garage with a patio. Amazing property with all amenities near!