

**Active** **12408 SEUX ROAD** **\$5,200,000 (LP)**  
**R3096792** Mission (SP)  
 Board: F, Detached Durieu  
 House with Acreage V2V 4J1



Days on Market: **18** List Date: **3/2/2026** Seller's Acceptance Date:  
 Orig. Price: **\$5,200,000** Expiry Date: **3/2/2027** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?:  
 Frontage (feet): Bedrooms: **5** Age: **47**  
 Frontage (metres): Bathrooms: **3** Zoning: **R-2**  
 Depth / Size: Full Baths: **3** Gross Taxes: **\$9,022.41**  
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2025**  
 Lot Area (acres): **160.00** Rear Yard Exp:  
 Flood Plain: P.I.D.: **013-394-347** Tax Inc. Utilities?:  
 View: **Yes : mountain** Tour:

Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**

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

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

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Other**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Other, Tile**

Legal: **PART NE1/4, SECTION 24, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences:  
 Features:

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

Finished Floor (Main):	1,488	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15' x 15'			x	Main 3
Finished Floor (Below):	800	Main	Primary Bedroom	10' x 10'			x	Main 5
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	Bsmt 4
Finished Floor (Total):	2,288 sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Below	Bedroom	10' x 10'			x	
Grand Total:	2,288 sq. ft.	Below	Bedroom	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	10' x 10'			x	
Suite: <b>None</b>							x	
Basement: <b>None</b>							x	

Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **8**

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE:  
 ByLaw Restrictions: PAD Rental: Maint. Fee:

List Broker 1: **Metro Edge Realty - OFC: 778-650-0527** List Broker 3:  
 List Desig Agt 1: **Angela Guo PREC\* - Phone: 778-223-6666** **angelguo98@gmail.com**  
 List Broker 2: Appointments: **Touchbase**  
 List Desig Agt 2: 3: Call: **Angela**  
 Buyer's Broker 1: Phone: **778-223-6666**  
 Buyer's Agent 1: 2: 3:  
 Owner: **\*\*Privacy Protected\*\* GRUN LABS, INC.**  
 Commission: **3.25% ON 1ST \$100,000.00 PLUS 1.16% ON BALANCE** Occupancy: **Tenant**

Realtor **Property is tenanted. 160 acre can be subdivided 16 parcel .**  
 Remarks:

**Builder Alert! Rare opportunity to acquire approximately 160 acres of prime land with subdivision potential. The property may allow subdivision into 16 estate lots of with 10 acres each. Ideal for developers, investors, or builders looking to create a luxury acreage community. Featuring a single family home atop over 18 acres of NON-ALR designated land, private open driveway, and an influx of unique add-value capabilities including potential logging. Enjoy beautiful natural surroundings while being within convenient distance to nearby amenities. Excellent long-term development potential.**