

Presented by:
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B.C. Farm & Ranch Realty Corp.
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Active
R2147878

Board: F
 House with Acreage

26645 8 AVENUE

Langley
 Otter District
 V4W 2M8

Residential Detached

\$4,500,000 (LP)

(SP)



Sold Date: Frontage: **1,267.0** Original Price: **\$4,500,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **9999**
 Depth / Size: **1573(45.29A)** Bathrooms: **1** Age: **999**
 Lot Area (acres): **45.29** Full Baths: **1** Zoning: **RU-2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,091.50**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-813-747**
 Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL NWP17869 LT 5 LD 36 SEC 7 TWP 13 DBL EXP# C8011217**

Amenities:

Site Influences: **Private Setting**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'6 x 11'6			x			x
Main	Bedroom	11'6 x 9'			x			x
Main	Master Bedroom	11'6 x 10'6			x			x
Main	Kitchen	15' x 9'			x			x
Main	Mud Room	9'9 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	656	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:	53'X64'
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	None		4							Pool:	
Finished Floor (Total):	656 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2							Door Height:	
Grand Total:	656 sq. ft.	Basement:	None		6								
					7								
					8								

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

B.C. Farm & Ranch Realty Corp.

45.29 acres berry farm conveniently located in South Langley. The field is professionally maintained and is planted in approximately 12.5 acres of blueberries and approximately 27 acres of raspberries. Approximately 10 acres of land available to build your dream estate home. There are two homes on the property with a 3,400 sq.ft. barn and a 750 sq.ft. shed. Just minutes away from Abbotsford and the USA-Canada Border Crossing with easy access to Highway #17 (264 Street) and Highway #1.