

FOR SALE

375 232 STREET, LANGLEY BC V2Z 2W1
18 ACRES HOUSE & EQUESTRIAN FACILITY





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|---|--|---|---|--|
| 1. HOUSE
- 5,125 Sq.Ft.
- 5 Bedroom
- 5 Bathrooms | 5. BARN
- 2,592 Sq.Ft.
- 72' x 36' x 14' | 9. EQUIPMENT SHED
- 450 Sq.Ft.
- 15' x 30' x 12' | 13. SHOP
- 1,200 Sq.Ft.
- 24' x 50' x 14' | 18. SCHOOLING GATE |
| 2. BARN
- 3,456 Sq.Ft.
- 96' x 36' x 14' | 6. BREEDING BARN
- 1,600 Sq.Ft.
- 40' x 40' x 14' | 10. OBSERVATION SHED
- 100 Sq.Ft.
- 10' x 10' x 9' | 14. INDOOR ARENA
- 15,750 Sq.Ft.
- 75' x 210' x 18' | 19. SCHOOLING GATE |
| 3. BARN
- 3,456 Sq.Ft.
- 96' x 36' x 14' | 7. SHAVING SHED
- 420 Sq.Ft.
- 12' x 35' x 16' | 11. HAY SHED
- 1,600 Sq.Ft.
- 40' x 40' x 14' | 15. OUTDOOR ARENA
- 15,750 Sq.Ft.
- 75' x 210' x 18' | 21. TRAINING ARENA |
| 4. BARN
- 2,592 Sq.Ft.
- 72' x 36' x 14' | 8. EQUIPMENT SHED
- 600 Sq.Ft.
- 20' x 30' x 10' | 12. SHOP
- 900 Sq.Ft.
- 30' x 30' x 12' | 16. ROUND PEN | 22. RACING SAND TRACK
- 2,132.55 Ft. |
| | | | 17. HOT WALKER
- 6 Stall | P. PADDOCKS (x30) |

PRICE:
\$4,980,000

PID# 009-021-281
MLS# R2166006
CLS# C8012374

ZONING:
RU-3 - Within The Agricultural Land Reserve (ALR)

GROSS PROPERTY TAXES:
\$2,002.86 (2016)

PROPERTY DIMENSIONS:
Frontage: 621 ft.
Depth: 1,273.1 ft.

DUE DILIGENCE DOCUMENTS:

1. Title Search
2. Property Disclosure Statement (Upon Accepted Offer)
3. Zoning Documents

LOCATION DESCRIPTION:

Beautiful 18 acres equestrian farm conveniently located on the Campbell Valley Horse Trails. The 5,125 sq. ft home has 5 bedrooms & 5 bathrooms. The property boasts a brand new 15,750 sq. ft. indoor riding arena and a 15,750 sq. ft. outdoor riding arena. Not to mention, 4 barns ranging from 2,592 sq. ft. to 3,456 sq. ft. with 50 indoor horse stalls and 30 outdoor horse paddocks. Other buildings include breeding barn, shaving shed, 2 equipment sheds, 2 workshops, 1 observation shed, and 1 hay shed. Last but not least, the training facility has a 650m sand track, with 6 stall hot walker, 3 stall schooling gates and round pen. Easy access to Canada-US Border crossing and Highway#1.

HOUSE PHOTOS



HOUSE PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



PROPERTY VIEWS



AERIAL VIEWS



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NAV & TAJ
SEKHON & SEKHON

Personal Real Estate Corporation

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BC FARM & RANCH REALTY