

**FOR SALE**

**4020 272 STREET, LANGLEY BC V4W 1R8**  
**8.58 ACRES ESTATE & BLUEBERRY FARM**





# PROPERTY DESCRIPTION



**4020 272 STREET, LANGLEY BC V4W 1R8**  
**8.5 ACRES ESTATE & BLUEBERRY FARM**

**PRICE:**  
**\$3,250,000**

**PID# 011-182-849**  
**MLS# R2165974**

**GROSS PROPERTY TAXES:**  
**\$6,610.03 (2016)**

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

**DUE DILIGENCE DOCUMENTS:**  
1. Title Search  
2. Property Disclosure Statement (Upon Accepted Offer)  
3. Zoning Documents

**PROPERTY DIMENSIONS:**  
Frontage: 233.60 ft.  
Depth: 1,627.4

## LOCATION DESCRIPTION:

Luxury living at its finest. Serene 8.5 acres with an 8,000 sq ft, 6 bedrooms, 8 bathroom home. Beautifully finished and elegantly appointed living space boasting imported marble floors, crown moulding, stainless steel appliances, granite counter tops, open floor plan, grand patio, all 6 bedrooms with en-suites, 2 huge games room plus full open loft area, and much more. Triple garage plus a separate home for caretakers or guest. This property includes 5 acres planted in blueberries with a 2 road frontage (272 street and 40 avenue). Just 2 minutes from Aldergrove Town centre with easy access to Hwy # 1.



# HOUSE PHOTOS





# HOUSE PHOTOS





# HOUSE PHOTOS



# HOUSE PHOTOS

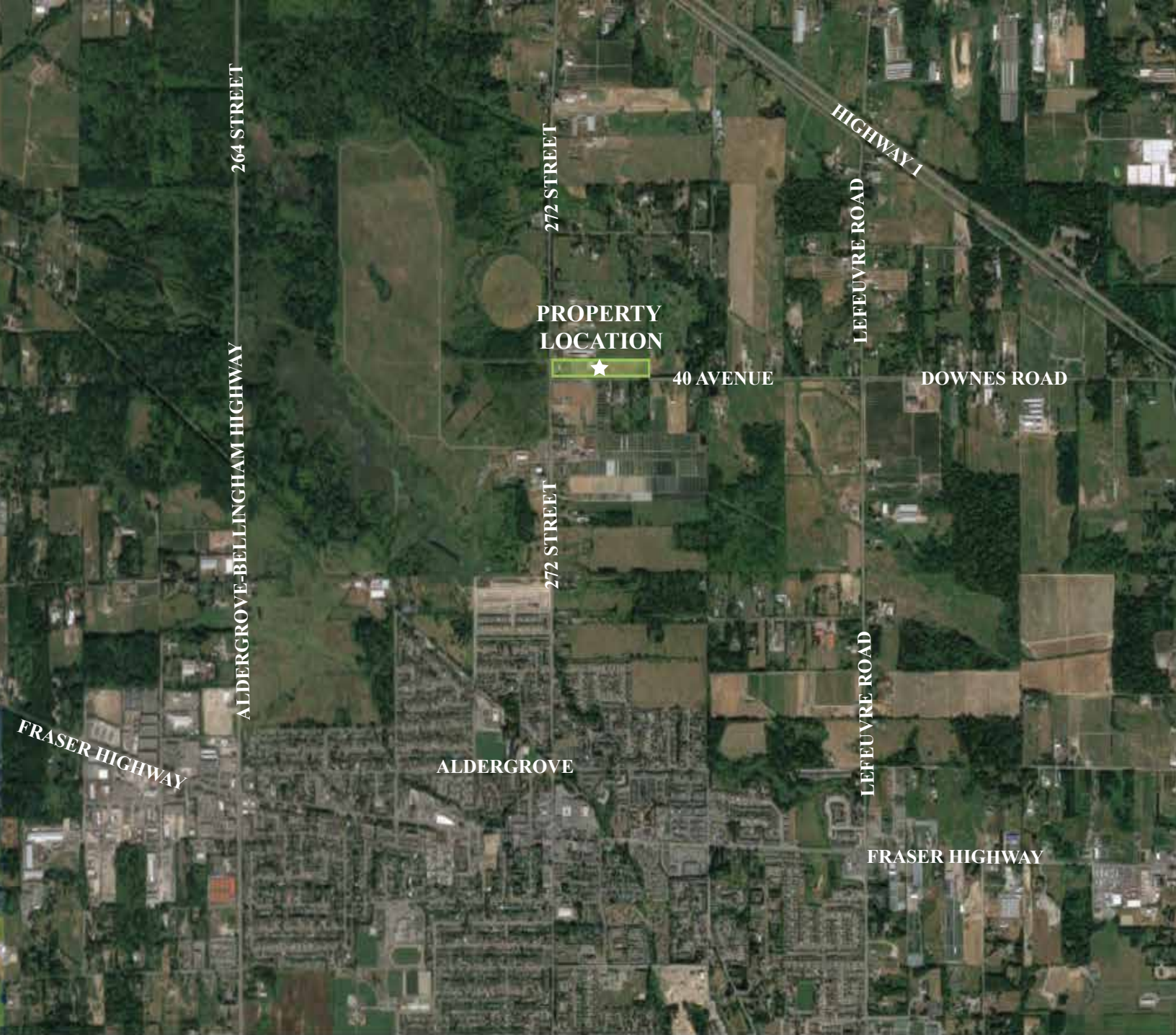




# AERIAL VIEWS







**4020 272 STREET, LANGLEY BC V4W 1R8**

**PRICE: \$3,250,000**

**8.58 ACRES ESTATE & BLUEBERRY FARM**

# NAV & TAJ SEKHON & SEKHON

*Personal Real Estate Corporation*

**FARMS IN BC**

[www.farmsinbc.com](http://www.farmsinbc.com)

Nav Sekhon  
604-782-0988

[nav@farmsinbc.com](mailto:nav@farmsinbc.com)

Taj Sekhon  
604-725-8403

[taj@farmsinbc.com](mailto:taj@farmsinbc.com)

Head Office  
604-593-5122

[info@farmsinbc.com](mailto:info@farmsinbc.com)



BC FARM & RANCH REALTY