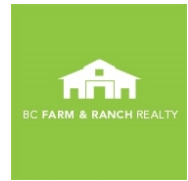


Presented by:
Navdeep Sekhon - PREC

B.C. Farm & Ranch Realty Corp.
 Phone: 604-782-0988
 www.farmsinbc.com
 nav@farmsinbc.com



Active
R2166006
 Board: F
 House with Acreage

375 232 STREET

Langley
 Campbell Valley
 V2Z 2W1

Residential Detached

\$4,980,000 (LP)

(SP)



Sold Date:	Frontage:	621.00	Original Price: \$4,980,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1975
Depth / Size: 1273.1(18AC)	Bathrooms:	5	Age: 42
Lot Area (acres): 18.00	Full Baths:	5	Zoning: RU-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$2,002.86
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-021-281
			Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **2 Storey, 2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Carport; Multiple**
 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 NWP29490 LT 1 LD 36 SEC 5 TWP 10 DBL EXP# C8012374**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 12'3	Below	Bedroom	16'8 x 13'8			x
Main	Family Room	18'3 x 13'3	Below	Bedroom	15'6 x 15'4			x
Main	Dining Room	11'4 x 11'4	Below	Bedroom	15'4 x 9'11			x
Main	Kitchen	11'11 x 9'10						x
Main	Den	17'3 x 11'8						x
Main	Master Bedroom	23'5 x 15'3						x
Main	Bedroom	15'4 x 14'6						x
Below	Recreation	26'8 x 13'3						x
Below	Games Room	24'7 x 15'3						x
Below	Other	19'5 x 12'6						x

Finished Floor (Main):	2,585	# of Rooms:	13	Bath		Floor		# of Pieces		Ensuite?		Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	Yes					Barn:	96x36
Finished Floor (Below):	2,540	# of Levels:	2	2	Main	4	Yes					Workshop/Shed:	40x40
Finished Floor (Basement):	0	Suite:	None	3	Main	3	No					Pool:	
Finished Floor (Total):	5,125 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	Yes					Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5	Below	3	No					Door Height:	
Grand Total:	5,125 sq. ft.	Basement: Fully Finished		6									
				7									
				8									

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

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 3456 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 650 m sand track, with 6 stall hot walker, 3 stall schooling gates and round pen. Easy access to Canada-US Border crossing and Highway #1.