

Presented by:
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B.C. Farm & Ranch Realty Corp.
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Active
R2166515
 Board: V
 House with Acreage

5735 104 STREET

Ladner
 East Delta
 V4K 3N3

Residential Detached

\$4,125,000 (LP)

(SP)



Sold Date:	Frontage:	416.00	Original Price: \$4,125,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1990
Depth / Size: 2319	Bathrooms:	5	Age: 27
Lot Area (acres): 20.32	Full Baths:	5	Zoning: A-1
Flood Plain: Yes	Half Baths:	0	Gross Taxes: \$3,012.31
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 005-812-208
			Tour: Virtual Tour URL

View: **No** :

Complex / Subdiv:

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open, Visitor Parking**

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 41536 LT 451 DL 437 LD 36 SEC 10 TWP 4 GR 2 **DOUBLE EXPOSURE CLS MLS@ C8012401****

Amenities: **Independent living, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 19'	Below	Master Bedroom	25' x 13'			x
Main	Kitchen	19' x 19'	Below	Walk-In Closet	8' x 9'			x
Main	Dining Room	13' x 13'5	Below	Foyer	10' x 13'			x
Main	Family Room	12' x 9'	Below	Laundry	11' x 7'5			x
Main	Bedroom	10' x 10'5	Below	Living Room	16' x 13'5			x
Main	Bedroom	15' x 11'	Below	Kitchen	12' x 10'			x
Main	Bedroom	15' x 11'	Below	Bedroom	12' x 9'			x
Main	Master Bedroom	20' x 14'						x
Main	Walk-In Closet	8' x 5'						x
Below	Recreation	17' x 17'						x

Finished Floor (Main):	2,600	# of Rooms:	17	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2		2		Main		4		No	Barn:
Finished Floor (Below):	2,600	# of Levels:	2		3		Below		4		Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4		Below		4		No	Pool:
Finished Floor (Total):	5,200 sq. ft.	Crawl/Bsmt. Height:		4	5		Below		4		No	Garage Sz:
		Bed in Basement: 0	Bed in Basement: 6	5	6							Door Height:
Unfinished Floor:	0	Basement: Full		6	7							
Grand Total:	5,200 sq. ft.			7	8							

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

B.C. Farm & Ranch Realty Corp.

20 acres fully operating greenhouse and blueberry farm. Turnkey positive cash flow business growing bell peppers. There are approx. 3+ acres of glass greenhouse (option to expand greenhouse), with the latest Priva software, new drip irrigation system, and new water storage tank. Greenhouse equipment is included, picking hoists, carts, bins and totes to name a few. 12 acres planted in blueberries, Torro, Duke, Bluecrop and Bluejay varieties. The subject property has a 5,200 sq ft home, fully renovated in 2011 with 6 bedrooms and 5 bathrooms. In a convenient location, just a 5 minutes drive to the Alex Fraser Bridge or the George Massey Tunnel. Easy access to Ladner Trunk and Highway #99. **ALSO LISTED UNDER CLS MLS@ C8012401**