

**FOR SALE**

**8476 240 STREET, LANGLEY BC V1M 3R2**  
**32.24 ACRES ESTATE & EQUESTRIAN FACILITY**



**1. House**  
- 7,262 Sq.ft  
- 6 Bedrooms & 6 Bathrooms

**2. Second House**  
- 800 Sq.ft  
- 2 Bedrooms & 1 Bathroom

**3. Swimming Pool**  
Hot Tub

**4. Tennis Court**

**5. Shed**

**6. 3 Bay Workshop**  
- 1,800 Sq.ft.

**7. Training Area**

**8. Training Area**

**9. Training Area**

**10. Indoor Riding Arena**  
- 16,000 Sq.ft.  
- 22 Stall Barn

**11 - 27. Paddocks**  
- 9 With Shelters  
- 8 No Shelters

**28. Fertile Land**  
- 15 Acres  
- Leveled & Cleared



**PID#** 012-708-992  
**MLS#** R2186111  
**CLS#** C8013458

**GROSS PROPERTY TAXES:**  
\$ 11,176.72 (2017)

**PRICE:**  
\$ 4,400,000

**ZONING:**

RU-3 & RU-4 Within The Agricultural Land Reserve (ALR)

**PROPERTY DIMENSIONS:**

Frontage: 2,153.70 ft.  
Depth: 794.3 ft.

**DUE DILIGENCE DOCUMENTS:**

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

**LOCATION DESCRIPTION:**

32.24 acres Estate and Equestrian Facility with two homes. The beautiful 7,262 sq. ft home boasts a gourmet kitchen, wine cellar, grand entrance and custom curved staircase. Complete with many luxurious features, 3 car garage, outdoor pool & hot tub, and tennis court to name a few. The Equestrian Facility is up-to-date with a 16,000 sq. ft indoor riding arena, 22 stall barn, 17 paddocks and outdoor riding area. The second home is 800 sq. ft with 2 bdrms and 1 bthrm. The property also includes an 1,800 sq. ft 3 bay workshop. There is 15 acres of clear and leveled land with fertile soil suitable to grow various crops. Close to Trinity Western University, Fort Langley and all amenities. Easy access to Highway #1 and 232 street exit.

# PROPERTY VIEWS



# INTERIOR VIEWS - MAIN HOUSE



# INTERIOR VIEW - SECOND HOUSE



# PROPERTY VIEWS



# PROPERTY VIEWS





**8476 240 STREET, LANGLEY BC V1M 3R2**  
**32.24 ACRES ESTATE & EQUESTRIAN FACILITY**

**PRICE: \$ 4,400,000**

# **NAV & TAJ** **SEKHON & SEKHON**

*Personal Real Estate Corporation*

**FARMS IN BC**  
www.farmsinbc.com

Nav Sekhon  
604-782-0988  
nav@farmsinbc.com

Taj Sekhon  
604-725-8403  
taj@farmsinbc.com

Head Office  
604-593-5122  
info@farmsinbc.com

