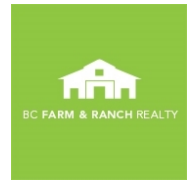


Presented by:
Navdeep Sekhon - PREC

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



Active
R2186111
 Board: F
 House with Acreage

8476 240 STREET
 Langley
 County Line Glen Valley
 V1M 3R2

Residential Detached
\$4,400,000 (LP)
 (SP)



Sold Date: Frontage: **2,153.7** Original Price: **\$4,400,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1999**
 Depth / Size: **794.3** Bathrooms: **6** Age: **18**
 Lot Area (acres): **32.24** Full Baths: **5** Zoning: **RU3/4**
 Flood Plain: **Yes** Half Baths: **1** Gross Taxes: **\$11,176.72**
 Rear Yard Exp: Approval Req?: For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **012-708-992**
 Tour: **Virtual Tour URL**

View: **Yes: Mountain and Valley Views**
 Complex / Subdiv:
 Services Connected: **Electricity, Septic, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **5**
 Fireplace Fuel: **Gas - Propane**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric, Heat Pump, Propane Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple, Open, Other**
 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: **Hardwood, Mixed, Tile**

Legal: **LD 36 SEC 27 TWP 11 PART NW 1/4, EXCEPT PLAN PCL C RP 11034, BCP19570, W 10.27 CHS DBL EXP# C8013458**

Amenities: **Barn, Pool; Outdoor, Workshop Detached**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19'5 x 18'6	Main	Laundry	9'6 x 7'3			x
Main	Living Room	20' x 16'7	Above	Master Bedroom	24'6 x 19'8			x
Main	Bedroom	22'2 x 12'5	Above	Bedroom	17'9 x 11'4			x
Main	Walk-In Closet	10'5 x 5'	Above	Bedroom	15'5 x 12'5			x
Main	Eating Area	21'5 x 8'10	Above	Bedroom	13'1 x 8'2			x
Main	Living Room	21'5 x 8'10	Above	Kitchen	13'8 x 8'2			x
Main	Solarium	20'4 x 9'6	Above	Living Room	36'10 x 14'7			x
Main	Family Room	19'6 x 15'8	Bsmt	Bedroom	12'5 x 12'3			x
Main	Foyer	18'3 x 17'8	Bsmt	Kitchen	17'6 x 13'			
Main	Dining Room	13' x 11'9	Bsmt	Wine Room	12'10 x 7'4			

Finished Floor (Main): **3,712**
 Finished Floor (Above): **2,656**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **894**
 Finished Floor (Total): **7,262 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **7,262 sq. ft.**

of Rooms: **20**
 # of Kitchens: **3**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **5**
 Basement: **Fully Finished, Part, Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Bsmt	3	No
2	Main	4	No
3	Above	5	Yes
4	Above	3	No
5	Above	3	No
6	Above	2	No
7			
8			

Outbuildings
 Barn: **114 x 200**
 Workshop/Shed:
 Pool:
 Garage Sz: **33.5 x**
 Door Height:

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

RE/MAX Nyda Realty Inc.

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 bedrooms and 1 bthrm. The property also includes a 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.