

Active
R2308924
 Board: F, Detached
 House with Acreage

4218 KING GEORGE BOULEVARD

Cloverdale
 Serpentine
 V3S 0L2

\$9,000,000 (LP)

(SP)



Days on Market: **0** List Date: **9/21/2018** Expiry Date: **3/21/2019**
 Previous Price: **\$0** Original Price: **\$9,000,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **1,307.00** Approx. Year Built: **1967**
 Depth / Size: **1915(89.90A)** Frontage (metres): **398.37** Age: **51**
 Lot Area (sq.ft.): **0.00** Bedrooms: **4** Zoning: **A-1**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$1,536.25**
 Council Apprv?: Full Baths: **2** For Tax Year: **2017**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-692-301**
 View: **Yes: Mountain View** Tour:
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Metal**

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Carport; Multiple, Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : Provided Upon Acceptance**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish:

Legal: **DL 161 LD 36. PARCEL D, EXCEPT PLAN 3346, 7938 & N 33', PCL D(622041E). DBL EXP #C8021202** Municipal Charges
 Amenities: **Workshop Detached** Garbage:
 Water:
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Retirement Community, Shopping Nearby** Dyking:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW** Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 5'			x			x
Main	Living Room	15'3 x 21'1			x			x
Main	Dining Room	12'4 x 10'6			x			x
Main	Kitchen	12'4 x 10'6			x			x
Main	Master Bedroom	10'10 x 13'8			x			x
Main	Bedroom	10'8 x 9'2			x			x
Main	Bedroom	10'8 x 8'10			x			x
Main	Bedroom	8'3 x 11'9			x			x
Below	Recreation	20'7 x 13'5			x			
Below	Laundry	10'1 x 12'7			x			

Finished Floor (Main): 1,339	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 717	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 2,056 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Grand Total: 2,056 sq. ft.	Basement: None	6				
		7				
		8				

List Broker 1: **B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180** List Broker 2:
 List Sales Rep 1: **Navdeep Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com** Appointments: **Touchbase**
 List Sales Rep 2: 3: Call: **NAV**
 Sell Broker 1: Phone: **604-782-0988**
 Sell Sales Rep 1: 2: 3:
 Owner: **Katherine, Robert, William, Roxanne Hopkins & Beverly, Patricia Hopkins & Susan Diamond**
 Commission: **S-3.22% 1ST 100K/1.15% BAL** Occupancy: **Owner**

Realtor **All measurements are approximate, buyer to verify if important. Must provide 24 hours notice for showing. Please visit www.farmsinbc.com**
 Remarks: **for more information. DBL EXP #C8021202**

Rarely available 90 ACRE Farm property located on King George Blvd, which is the largest piece of Farm land available on King George! Strategic location provides quick and easy access to Highway #99, South Surrey and the US Border. The property offers 3 road frontages off of King George Blvd (1300 feet), 40th Avenue and 44th Avenue. Fertile soil suitable to grow various types of crops, fruits and vegetable and great potential to start a large scale Agri-Business operation. City water and a newer drilled well available. 3.75 acres are currently being used to grow specialty Aronia berries. Also, included are three large barns and a 4 bdrm and two bath home. Foreign purchaser tax doesn't apply. Call today to book your private viewing!