

Presented by:  
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**Active**  
**R2149453**

Board: V  
 House with Acreage

**5054 112 STREET**

Ladner  
 East Delta  
 V4K 3N3

Residential Detached

**\$5,895,000** (LP)

(SP)



Sold Date: Frontage: **1,725.7** Original Price: **\$5,895,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **9999**  
 Depth / Size: **1535.42** Bathrooms: **1** Age: **999**  
 Lot Area (acres): **63.43** Full Baths: **1** Zoning: **A1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$3,328.85**  
 Rear Yard Exp: Approval Req?: For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **003-179-222**  
 Tour:

View: **Yes: MOUNTAIN VIEWS**

Complex / Subdiv:

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

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Sundeck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 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 10889 LT 1 DL 243 LD 36 GR 2, S&E PCL A (SEE E22739) S&E PCL A (SEE E22739) & 0.203 ACRES ON SRW PL 24717, 0.613 AC ON SRW P. DOUBLE EXPOSURE; ALSO AVAILABLE AS AGRI-BUS ON CLS, #C8011519.**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18'3 x 15'9			x			x
Main	Bedroom	9'4 x 9'10			x			x
Main	Bedroom	11' x 11'8			x			x
Main	Master Bedroom	11'10 x 12'			x			x
Main	Dining Room	15' x 11'			x			x
Main	Living Room	17'9 x 14'5			x			x
Above	Storage	7'9 x 12'			x			x
Above	Bedroom	17'5 x 8'			x			x
Above	Recreation	20' x 12'			x			x
		x			x			x

Finished Floor (Main): **1,750**  
 Finished Floor (Above): **475**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **2,225 sq. ft.**  
 Unfinished Floor: **1,750**  
 Grand Total: **3,975 sq. ft.**

# of Rooms: **9**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Full**

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

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

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

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**The subject property is located on the south side of Ladner Trunk Road and on the east side of 112th Street in Delta. The property is minutes from Highway 99, Highway 91 and Highway 10. There is also exposure on Highway 99. This property has 32 Acres of Ocean Spray Cranberries (Class A Shares) & 30 acres of carrot production. Various outbuildings for storage & processing, 3-phase 400 Amp service, 2 drive-in coolers. +/- 2.5 acres reservoir for cranberry fields with 150 hp irrigation pump, water license in effect. Includes full line of equipment for carrot & cranberry farm. Well maintained 3,975 square feet 3 bedroom family home. Excellent access & retail exposure with beautiful mountain views. Double Exposure. Also available as agri-business on CLS, #C8011519.**