

Presented by:
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B.C. Farm & Ranch Realty Corp.
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Active
R2190121
 Board: F
 House with Acreage

2727 240 STREET

Langley
 Campbell Valley
 V2Z 3A6

Residential Detached

\$2,499,000 (LP)

(SP)



Sold Date: Frontage: **334.00** Original Price: **\$2,499,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **2645** Bathrooms: **2** Age: **999**
 Lot Area (acres): **20.24** Full Baths: **1** Zoning: **RU-3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$1,050.19**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **013-261-983**
 Tour:
 View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Log**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LD 36 SEC 21 TWP 10 PART S 1/2 OF N 1/2 OF N 1/2 OF SE 1/4. DBL EXP#C8013703**

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Rural Setting**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 21'			x			x
Main	Dining Room	15'6" x 12'			x			x
Main	Kitchen	17' x 11'6"			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	10'5" x 9'6"			x			x
Main	Bedroom	10'5" x 9'6"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,550	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: 22X19 Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	3	No				
Finished Floor (Below):	0	# of Levels:	2		3							
Finished Floor (Basement):	0	Suite:	None		4							
Finished Floor (Total):	1,550 sq. ft.	Crawl/Bsmt. Height:			5							
Unfinished Floor:	1,550	Bedrooms in Basement:	0	Bedrooms not in Basement:	3							
Grand Total:	3,100 sq. ft.	Basement:	Unfinished									

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

The subject property is located on the west side of 240 street. It offers great access to Fraser Highway and is close to the USA border. The property offers a well maintained 1,550 sq.ft. 3 bedroom house which was recently renovated in 2009 with a new roof, windows & cabinets. The field has been planted in 3 varieties of blueberries - Duke(2000), Bluecorp (2001) and Elliot (2009/2010) totalling to approximately 15 acres with great production. There are two wells on the property one producing 11GPM and the other producing 140GPM. The property also has an 1,500 sq.ft. building/barn and 22x19 shed.