



2535 248 STREET, LANGLEY

9.5 ACRES • TWO HOUSES & EQUESTRIAN FACILITY



FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

9.5 ACRES, EQUESTRIAN FACILITY & 2 HOMES. 2,438 sq.ft. 3 bedroom, 2 bathroom home with a large covered patio, finished basement with laundry, a walk in crawl space and a new upgraded water filtration system. The second home is a 1,200 sq.ft. 2 bedroom, 2 bathroom modular home that was built in 1997. Incredible equestrian set up that includes a 3,000 sq.ft. barn equipped with 12 stalls, heated tack room, hot water wash rack, hay storage & completely upgraded all weather paddocks. A fully enclosed (70' X 170') 11,900 sq.ft. indoor arena with sand footings and a viewing area, 14,400 sq.ft. outdoor arena, 1/4 mile track, and a 720 sq.ft. shop/shed. The property is high, dry, gated, fenced & cross fenced with a 280' drilled well & septic system installed in 1999. Great location, close to all amenities with easy access to Fraser Highway, Highway #1 and the USA Border.

PRICE \$3,600,000

Frontage: 300.74 ft

Depth: 2594.65 ft



- PID 008-209-855
- MLS R2522783
- GROSS TAX \$984.44 - 2020
- ZONING RU-3 - (Agricultural Land Reserve)

DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document













2535 248 STREET,
LANGLEY.

OTTER
CO-OP RETAIL
CENTRE

SAVE-ON-
FOODS

SHOPPERS
DRUG MART

TD BANK

NAV SEKHON

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exp
REALTY

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