

Active
R2468670

Board: F

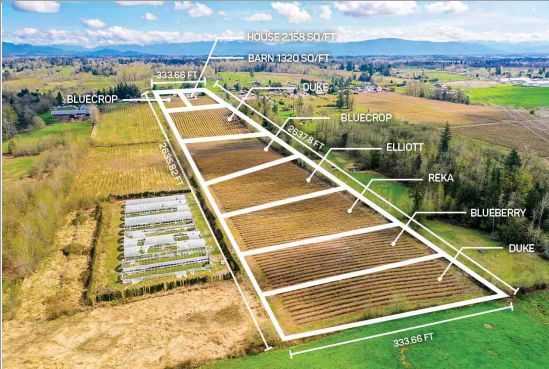
House with Acreage

2921 240 STREET STREET

 Langley
 Otter District
 V2Z 1N3

Residential Detached

\$2,650,000 (LP)

 (SP) 


Sold Date:	Frontage (feet):	333.00	Original Price: \$2,650,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	2	Age: 60
Lot Area (sq.ft.): 0.00	Full Baths:	2	Zoning: RU-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$1,551.05
Rear Yard Exp: South	Council Apprv?:		For Tax Year: 2019
	If new, GST/HST inc?:		Tax Inc. Utilities?: No
			P.I.D.: 009-314-296
			Tour:

 View: **Yes: Mountain and Valley Views**

Complex / Subdiv:

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

 Sewer Type: **Septic**

Style of Home: Basement Entry	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Open	
Exterior: Stucco	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata	
Rain Screen:	Property Disc.: Yes	
Renovations:	PAD Rental:	
# of Fireplaces: 1	Fixtures Leased: No	
Fireplace Fuel: Wood	Fixtures Rmvd: No	
Water Supply: Well - Drilled	Floor Finish:	
Fuel/Heating: Electric		
Outdoor Area: None		
Type of Roof: Fibreglass		

 Legal: **PARCEL A, LOT 1, PLAN NWP23066, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 34495) & LOT 2**

 Amenities: **Barn**

 Site Influences: **Cleared, Private Setting, Rural Setting, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'8"			x			x
Main	Kitchen	12' x 8'4"			x			x
Main	Dining Room	9'11' x 9'			x			x
Main	Master Bedroom	10'8' x 10'			x			x
Main	Bedroom	10'3' x 9'			x			x
Main	Bedroom	9'2' x 9'2"			x			x
Bsmt	Recreation	35'8' x 11'8"			x			x
Bsmt	Bedroom	11' x 10'			x			x
Bsmt	Hobby Room	10' x 8'			x			x
		x			x			x

Finished Floor (Main):	1,079	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	1,079	Suite: None	3				Pool:
Finished Floor (Total):	2,158 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5	Bsmt	3	No	Grg Dr Ht:
Grand Total:	2,158 sq. ft.	Beds not in Basement: 3	6				
		Basement: Fully Finished	7				
			8				

 Listing Broker(s): **eXp Realty (Branch)**
20.2 ACRES HOUSE AND BLUEBERRY FARM. The property offers a 2,158 SQ/FT HOME, 4 bedroom and 2 bath. The field has been planted in 4 varieties of blueberries Duke, Bluecorp, Rikka and Elliot totaling to approximately 16 acres planted and approximately 200,000 LBS in production. The property also has an 1,320 SQ/FT BARN. Easy access to Fraser Highway, Highway #1 and is close to the USA border.