

Active

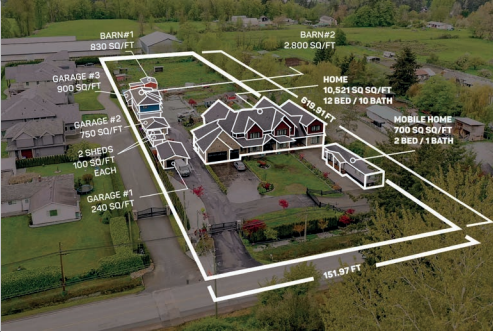
R2686607

Board: F, Detached House with Acreage

1381 200 STREET

Langley
Campbell Valley
V2Z 1W5

\$5,250,000 (LP)
(SP)



Days on Market: **38** List Date: **5/12/2022** Expiry Date: **5/9/2023**
 Previous Price: **\$5,800,000** Original Price: **\$5,800,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **2016**
 Frontage (feet): **151.97** Bedrooms: **12** Age: **6**
 Frontage (metres): **46.32** Bathrooms: **10** Zoning: **RU-1**
 Depth / Size: **9** Full Baths: **9** Gross Taxes: **\$8,440.45**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2021**
 Lot Area (acres): **2.25** Rear Yard Exp: **West** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **005-811-554** Tour: **Virtual Tour URL**
 View: **No**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/ Bsmt** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Detached Grge/ Carport, Garage; Triple, Open**
 Exterior: **Stone, Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: Reno. Year: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **8** R.I. Fireplaces: Seller's Interest: **Registered Owner**
 Fireplace Fuel: **Electric, Natural Gas** Rain Screen: Property Disc.: **No : Provided Uppon Acceptance**
 Fuel/Heating: **Heat Pump, Radiant** Metered Water: Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: Fixtures Rmvd: **No**
 Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 1, PLAN NWP6394, PART N1/2, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXC W 33', MANUFACTURED HOME REG.# 12987 CSA# 552** Municipal Charges
 Amenities: **Barn** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Cleared, Private Setting, Private Yard, Rural Setting, Shopping Nearby**
 Features:

Finished Floor (Main): 3,857	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 3,090	Main	Foyer	10'x13'8"	Main	Bedroom	16' x 11'4"	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Office	12'4x14'2"	Main	Bedroom	12'6 x 10'10"	Main 4
Finished Floor (Below): 3,574	Main	Dining Room	15'2x14'2"	Main	Living Room	16' x 9'3"	Main 3
Finished Floor (Basement): 0	Main	Laundry	12'6x8'	Main	Kitchen	16' x 9'3"	Above 4
Finished Floor (Total): 10,521 sq. ft.	Main	Bedroom	13'6x12'6"	Above	Study	17'9 x 17'10"	
Unfinished Floor: 0	Main	Wok Kitchen	9'6x13'6"	Above	Master Bedroom	17'6 x 21'10"	Main 2
Grand Total: 10,521 sq. ft.	Main	Pantry	5'7x7'	Above	Walk-In Closet	10' x 7'10"	Above 4
Flr Area (Det'd 2nd Res): sq. ft.	Main	Butlers Pantry	6'4x7'	Above	Master Bedroom	16'2 x 14'2"	Above 4
Suite: Legal Suite, Other	Main	Kitchen	14'2x18'10"	Above	Walk-In Closet	6'4 x 7'	
Basement: Fully Finished	Main	Nook	17'10x11'1"	Above	Master Bedroom	16'2 x 17'10"	Main 5
	Main	Family Room	17'8x17'10"	Above	Walk-In Closet	8' x 10'	Above 4
	Main	Master Bedroom	18'2x15'8"	Above	Bedroom	13' x 16'	Below 4
	Main	Walk-In Closet	10'6x8'2"	Above	Bedroom	11'4 x 6'	Below 4

Crawl/Bsmt. Ht: # of Levels: **3** Manuf Type: **Single Wide** Registered in MHR?: **Yes** PAD Rental:
 # of Kitchens: **3** # of Rooms: **36** MHR#: **1298** CSA/BCE: **552** Maint. Fee:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** nav@farmsinbc.com
 List Broker 2: 3: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **TOUCHBASE**
 Sell Broker 1: 3: Phone: **604-782-0988**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Muniamma Lingam**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.** Occupancy: **Owner, Tenant**

Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must**
 Remarks: **provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com.**

2.25 ACRES WITH 2 HOMES. The main Estate home was built in 2016 and is 10,521 SQ/FT, which includes 12 spacious Bedrooms, 10 Bathrooms, Games Room, a Theater Room, Bar Room, a Gym, and over 2,000 SQ/FT of Covered Patio. The second is a Mobile House 700 SQ/FT with 2 Bedrooms and 1 Bathroom. Also included are 3 Detached Garages, 900 SQ/FT, 750 SQ/FT, and 240 SQ/FT. 2 Barns 830 SQ/FT and 2,800 SQ/FT including a loft, and two 100 SQ/FT Sheds. Easy access to all amenities and close to High Point Equestrian Center, Fraser Highway, Highway #1, and USA Border.