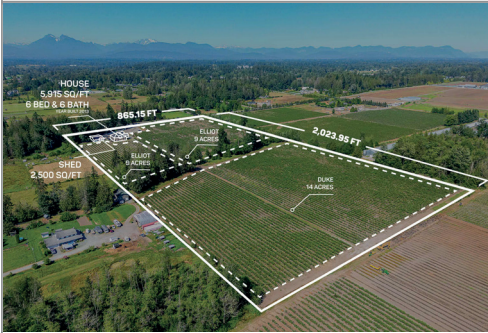


Active
R2705832

 Board: F, Detached
 House with Acreage

22926 40 AVENUE

 Langley
 Campbell Valley
 V2Z 2H2

\$6,925,000 (LP)
 (SP)


Days on Market: 5	List Date: 7/8/2022	Expiry Date: 7/7/2023
Previous Price: \$0	Original Price: \$6,925,000	Sold Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 2013
Frontage (feet): 865.15	Bedrooms: 6	Age: 9
Frontage (metres): 263.70	Bathrooms: 6	Zoning: RU-3
Depth / Size: 2023.95(33)	Full Baths: 6	Gross Taxes: \$5,237.40
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2021
Lot Area (acres): 33.62	Rear Yard Exp: South	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 011-414-669	Tour:
View: Yes : Mountain and Valley Views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		
Sewer Type: Septic	Water Supply: Well - Drilled	

 Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Vinyl**
 Foundation: **Concrete Perimeter**

 Renovations:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage; Triple, Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

 Legal: **LOT 3, PLAN NWP9625, SECTION 29, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXC W420.4'**

 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

 Amenities: **Barn**

 Site Influences: **Golf Course Nearby, Private Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,972	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,943	Main	Living Room	15'7x12'11	Above	Walk-In Closet	4'11 x 4'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'11x12'4	Above	Media Room	24'5 x 16'9	Main 3
Finished Floor (Below):	0	Main	Wok Kitchen	8'9x4'9	Above	Storage	8' x 5'8	Above 3
Finished Floor (Basement):	0	Main	Kitchen	16'9x9'2	Above	Bedroom	17'2 x 16'5	
Finished Floor (Total):	5,915 sq. ft.	Main	Eating Area	12'11x6'6	Above	Walk-In Closet	7' x 6'4	
Unfinished Floor:	0	Main	Family Room	17'5x16'4	Above	Bedroom	19'11 x 18'7	Main 4
Grand Total:	5,915 sq. ft.	Main	Kitchen	15'1x11'9	Above	Walk-In Closet	6' x 5'7	Above 4
		Main	Bedroom	14'7x12'2	Above	Master Bedroom	24'6 x 16'10	
		Main	Walk-In Closet	4'11x4'9	Above	Walk-In Closet	8'11 x 8'1	Above 4
		Main	Laundry	20'8x14'7				Above 4
		Main	Bedroom	15'9x13'				
		Main	Pantry	4'11x4'9				
		Above	Bedroom	23'1x12'11				

 Suite: **Legal Suite**
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **3** # of Rooms: **22**

 Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 By/Law Restrictions: PAD Rental:
 Maint. Fee:

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**

 List Broker 3:
nav@farmsinbc.com

 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

 List Broker 2: **B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180**

 List Desig Agt 2: **Rajin Gill - PREC - Cell: 778-982-4008**

Sell Broker 1:

Sell Sales Rep 1:

 Owner: ****Privacy Protected** Avtar Singh Dhalial & Kamaljit Singh Dhalial**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.**

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

 Occupancy: **Owner**

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

33.62 ACRES, ESTATE and BLUEBERRY FARM, Centrally located custom built 5,915 SQ/FT executive home with 6 Large Bedrooms and 6 Bathrooms. The property is laser leveled with 26 acres planted in two varieties of full production blueberries (17 acres Duke and 9 acres of Elliot). The berries produce approx 320,000 lbs annually. There is a drip irrigation system in place with two wells and ample water supply. There is also a 2,500 SQ/FT shed with access to 3-phase power. Easy access to Fraser Highway and USA Border.