

For Approval
R2722449

 Board: F, Detached
 House with Acreage

24333 72 AVENUE

 Langley
 County Line Glen Valley
 V1M 3W8

\$7,200,000 (LP)
 (SP)


Days on Market: 0	List Date: 9/16/2022	Expiry Date: 2/10/2023
Previous Price: \$0	Original Price: \$7,200,000	Sold Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 2020
Frontage (feet): 945.50	Bedrooms: 10	Age: 2
Frontage (metres): 288.19	Bathrooms: 11	Zoning: RU - 3
Depth / Size: 980.97	Full Baths: 8	Gross Taxes: \$9,026.28
Lot Area (sq.ft.): 0.00	Half Baths: 3	For Tax Year: 2021
Lot Area (acres): 21.00	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 017-779-146	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, Stucco**
 Foundation: **Concrete Perimeter**

 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 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., DetachedGrge/Carport, Garage Underbuilding**
 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:

 Type of Roof: **Asphalt**

 Legal: **LOT 1, PLAN LMP4633, SECTION 22, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges

 Amenities: **Barn, Garden, Storage**

 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

 Site Influences: **Central Location, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	4,345
Finished Floor (Above):	4,434
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	8,779 sq. ft.
Unfinished Floor:	0
Grand Total:	8,779 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Wok Kitchen	7'6x11'	Main	Mud Room	6' x 10'	Floor #Pcs
Main	Kitchen	16'x12'10	Main	Wok Kitchen	7'6 x 11'	Main 2
Main	Pantry	7'6x5'6	Main	Pantry	7'6 x 5'6	Main 4
Main	Family Room	18'8x24'5	Main	Games Room	12'6 x 21'	Above 4
Main	Mud Room	5'10x9'10	Above	Master Bedroom	14'6 x 17'2	Above 4
Main	Dining Room	14'5x20'5	Above	Bedroom	17'10 x 14'2	Main 2
Main	Master Bedroom	14'x14'6	Above	Master Bedroom	14'10 x 16'4	Main 2
Main	Great Room	18'x17'2	Above	Master Bedroom	22'4 x 20'7	Above 5
Main	Foyer	19'x14'8	Above	Walk-In Closet	7'2 x 11'4	Above 5
Main	Master Bedroom	14'x14'	Above	Master Bedroom	22'4 x 20'7	Main 4
Main	Living Room	14'5x20'5	Above	Walk-In Closet	7'6 x 9'10	Above 4
Main	Family Room	18'8x24'5	Above	Master Bedroom	14'10 x 16'8	Above 4
Main	Bar Room	16'x12'10	Above	Bedroom	17'10 x 13'10	

 Suite: **Other**
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **3** # of Rooms: **27**

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

 List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**
 List Broker 2:
 List Desig Agt 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **Mandeep Singh Dhaliwal, Gurjit Singh Dhaliwal & Sukhdeep Singh Dhaliwal**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.**

 List Broker 3:
nav@farmsinbc.com

 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.**

21 ACRES, ESTATE AND BLUEBERRY FARM. This Estate home was built for 2 FAMILIES built in 2020 and is 8,779 SQ/FT, which includes 10 spacious Bedrooms each with a walk-in closets, 11 Bathrooms, and a Theater Room. A 3,190 SQ/FT 4 Bay Detached Garage/Barn and additional 2,600 SQ/FT Barn. Approx. 12 Acres are planted in Duke, and 7 Acres Fraser Blueberry varieties, which were producing approx. 200,000 LBS in 2022. Easy access to all amenities and Fraser Highway, and Highway #1.