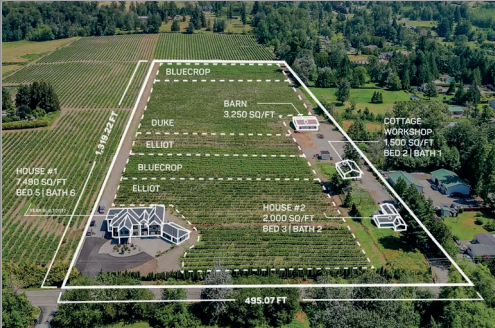


**Active** **R2709450** **2508 232 STREET** **\$6,900,000 (LP)**  
 Board: F, Detached Langley (SP)  
 House with Acreage Campbell Valley V2Z 3B5

Days on Market: **6** List Date: **7/22/2022** Expiry Date: **12/31/2022**  
 Previous Price: **\$0** Original Price: **\$6,900,000** Sold Date:



Meas. Type: **Feet** If new, GST/HST inc?: **Approx. Year Built: 2017**  
 Frontage (feet): **495.07** Bedrooms: **5** Age: **5**  
 Frontage (metres): **150.90** Bathrooms: **6** Zoning: **RU-3**  
 Depth / Size: **1319.22** Full Baths: **5** Gross Taxes: **\$7,785.01**  
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2022**  
 Lot Area (acres): **14.98** Rear Yard Exp: Tax Inc. Utilities?: **No**  
 Flood Plain: **No** P.I.D.: **003-956-296** Tour:  
 View: **Yes : Valley and Mountain 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** Total Parking: Covered Parking: Parking Access:  
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., Garage, Triple, Open**  
 Exterior: **Mixed** Driveway Finish:  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No : Provided upon accepted offer**  
 Fixtures Leased: **No :**  
 Renovations: Reno. Year: Fixtures Rmvd: **No :**  
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Metered Water: R.I. Plumbing:  
 Fuel/Heating: **Radiant** Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 37, PLAN NWP50036, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT** Municipal Charges:  
 Amenities: **Barn, Storage, Workshop Detached** Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:  
 Site Influences: **Central Location, Private Setting, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	3,665	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,825	Main	Family Room	15'10x18'7	Main	Office	11' x 14'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'9x19'4	Main	Den	10' x 14'	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'6x14'2	Above	Bedroom	16'2 x 16'5	Above 4
Finished Floor (Basement):	0	Main	Media Room	15'6x17'0	Above	Walk-In Closet	6' x 8'	
Finished Floor (Total):	7,490sq. ft.	Main	Living Room	20'x16'	Above	Bedroom	17'4 x 11'7	Main 4
Unfinished Floor:	0	Main	Bar Room	13'x6'6	Above	Walk-In Closet	8' x 6'2	Above 4
Grand Total:	7,490sq. ft.	Main	Nook	10'x16'	Above	Laundry	14'4 x 11'7	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	16'x16'	Above	Bedroom	15'8 x 17'	
Suite: <b>None</b>		Main	Kitchen	9'x11'	Above	Walk-In Closet	9' x 10'4	Above 5
Basement: <b>Fully Finished</b>		Main	Pantry	9'x4'6	Above	Games Room	12' x 16'4	Above 4
Crawl/Bsmt. Ht: # of Levels: <b>2</b>		Main	Bedroom	14'2x14'	Above	Master Bedroom	23'8 x 17'10	
# of Kitchens: <b>2</b> # of Rooms: <b>27</b>		Main	Walk-In Closet	6'x5'8	Above	Walk-In Closet	10' x 10'7	
		Main	Mud Room	13'2x19'4	Above	Walk-In Closet	10' x 9'9	

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

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: **2:** Phone: **604-782-0988**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **\*\*Privacy Protected\*\* Amrit Kaur Punni & Seetal Singh Punni**  
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.** 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.**

**14.98 ACRES, 2 HOMES AND BLUEBERRY FARM.** The main Estate home was built in 2017 and is 7,490 SQ/FT, which includes 5 spacious Bedrooms each with a walk-in closets, 6 Bathrooms, a Games Room, Theater Room and Bar Room. A Fully renovated second house is 2,000 SQ/FT with 3 Bedrooms and 2 Bathrooms. Fully renovated 1,500 SQ/FT Cottage/ Workshop with 2 Bedrooms and 1 BathroomsAlso included is a 3,250 SQ/FT Workshop/ Barn. Approx. 12 Acres are planted in Duke, Bluecrop and Elliot Blueberry varieties, which were planted in 2006 and are in full production producing approx. 110,000 - 120,000 LBS annually. Easy access to all amenities and easy access to Fraser Highway, Highway #10, Highway #1, and USA Boarder.