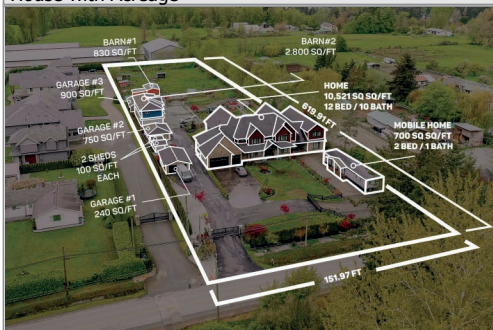


Active
R2747875

 Board: F, Detached
 House with Acreage

1381 200 STREET

 Langley
 Campbell Valley
 V2Z 1W5

\$4,820,000 (LP)
 (SP)


Days on Market: 6	List Date: 1/20/2023	Expiry Date: 6/30/2023
Previous Price: \$0	Original Price: \$4,820,000	Sold Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 2016
Frontage (feet): 151.97	Bedrooms: 10	Age: 7
Frontage: 46.32	Bathrooms: 9	Zoning: RU-1
Depth / Size: (2.25AC)	Full Baths: 8	Gross Taxes: \$8,540.46
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2022
Lot Area (acres): 2.25	Rear Yard Exp: West	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 005-811-554	Tour:
View: No :		
Complex/Subdiv		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

 Style of Home: **3 Storey w/Bsmt**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**

 Renovations:
 # of Fireplaces: **8** R.I. Fireplaces:
 Fireplace Fuel: **Electric, Natural Gas**
 Fuel/Heating: **Heat Pump, 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: **DetachedGrge/Carport, Garage; Triple, Open**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:
 Dist. to School Bus:
 Land Lease Expiry Year:

 Type of Roof: **Asphalt**

 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, Garden, In Suite Laundry**

 Site Influences: **Central Location, Cleared, Private Setting, Private Yard, Rural Setting, Shopping Nearby**

 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Pantry, Security System**

 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

 Finished Floor (Main): **3,582**
 Finished Floor (Above): **3,090**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **2,792**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **9,464 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **9,464 sq. ft.**
 Flr Area (Det'd 2nd Res): **sq. ft.**

 Suite: **Legal Suite, Other**
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **3** # of Rooms: **34**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Foyer	10'x13'8"	Main	Bedroom	16' x 11'4"	Floor #Pcs
Main	Office	12'4'x14'2"	Main	Bedroom	12'6' x 10'1"	Main 4
Main	Dining Room	15'2'x14'2"	Main	Living Room	16' x 9'3"	Main 2
Main	Laundry	12'6'x8'	Main	Kitchen	16' x 9'3"	Main 5
Main	Bedroom	13'6'x12'6"	Above	Study	17'9' x 17'1"	Main 3
Main	Wok Kitchen	9'6'x13'6"	Above	Bedroom	17'6' x 21'1"	Above 4
Main	Pantry	5'7'x7'	Above	Walk-In Closet	10' x 7'1"	Above 4
Main	Butlers Pantry	6'4'x7'	Above	Bedroom	16'1' x 14'2"	Above 4
Main	Kitchen	14'2'x18'1"	Above	Walk-In Closet	6'4' x 7'	Above 4
Main	Nook	17'1'x11'	Main	Bedroom	16'2' x 17'1"	Below 4
Main	Family Room	17'8'x17'1"	Above	Walk-In Closet	8' x 10'	
Main	Bedroom	18'2'x15'8"	Above	Bedroom	13' x 16'	
Main	Walk-In Closet	10'6'x8'2"	Above	Bedroom	11'4' x 6'	

 Manuf Type: **Single Wide** Registered in MHR?: **Yes**
 MHR#: **1298** CSA/BCE: **552**
 ByLaw Restrictions:

 PAD Rental:
 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 3:
 nav@farmsinbc.com

List Broker 2:

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

 Owner: ****Privacy Protected** Muniamma Lingam**

 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.**

3:

2:

3:

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-360-1049**

 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 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 9,464 SQ/FT, which includes 10 spacious Bedrooms, 9 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.