

**Active** **R2789809** **26230 84 AVENUE** **\$1,875,000 (LP)**  
 Board: F, Detached Langley (SP)  
 House with Acreage County Line Glen Valley V1M 3M6

Days on Market: **0** List Date: **6/22/2023** Expiry Date: **6/22/2024**  
 Previous Price: **\$0** Original Price: **\$1,875,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST: **0** Approx. Year Built: **1993**  
 Frontage (feet): **343.18** Bedrooms: **3** Age: **30**  
 Frontage: **104.60** Bathrooms: **2** Zoning: **RU-3**  
 Depth / Size: **634.19** Full Baths: **2** Gross Taxes: **\$802.67**  
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2021**  
 Lot Area (acres): **5.00** Rear Yard Exp: **0** Tax Inc. Utilities?: **No**  
 Flood Plain: **012-130-087** P.I.D.: **012-130-087** Tour:

View: **No**  
 Complex/Subdiv  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**  
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **Basement Entry**  
 Construction: **Frame - Metal**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**

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

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

Type of Roof: **Asphalt**

Legal: **LOT 15, PLAN NWP1383, PART SE1/4, SECTION 25, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Rural Setting**

Features:

Finished Floor (Main):	1,869	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	16'1x14'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'11x13'3			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'9x11'2			x	
Finished Floor (Basement):	0	Main	Nook	26'5x10'10			x	
Finished Floor (Total):	1,869 sq. ft.	Main	Bedroom	9'5x14'10			x	
Unfinished Floor:	372	Main	Bedroom	9'1x10'3			x	Main 3
Grand Total:	2,241 sq. ft.	Main	Primary Bedroom	17'x12'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
				x			x	

Suite: **None**  
 Basement: **Unfinished**

Crawl/Bsmt. Ht: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **7**

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE:  
 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 2:  
 List Desig Agt 2: 3:  
 Sell Broker 1:  
 Sell Sales Rep 1: 2: 3:  
 Owner:  
 Commission:

List Broker 3: **nav@farmsinbc.com**  
 Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **604-360-1049**

Occupancy: **Owner**

Realtor Remarks **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.**

**5 ACRES - HOUSE AND ACREAGE. This is a great location to build your dream home at the back of the property with a private setting. The existing home is 2,241 SQ/FT with 3 Bedrooms and 2 Bathrooms but the home needs a renovation. Close to all amenities Downtown Fort Langley, Walnut Grove Shopping Centre, Redwoods Golf Course, and Trinity Western University. Walking distance to Glen Valley Regional Park and the Fraser River. The property has easy access to Highway #1.**