

Active
R2844500
 Board: F, Detached
 House with Acreage

2508 232 STREET
 Langley
 Campbell Valley
 V2Z 3B5

\$5,988,000 (LP)
 (SP)

D H T M



Days on Market: **28** List Date: **1/31/2024** Expiry Date: **1/31/2025**
 Previous Price: **\$6,500,000** Original Price: **\$6,500,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **2017**
 Frontage (feet): **495.07** Bedrooms: **5** Age: **7**
 Frontage (metres): **150.90** Bathrooms: **6** Zoning: **RU-3**
 Depth / Size: **1,319.22(1)** Full Baths: **5** Gross Taxes: **\$16,177.33**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **14.98** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **003-956-296** Tour: **Virtual Tour URL**
 View: **Yes : Valley & 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**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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.: **No : Provided Upon Acceptance**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Legal: **LOT 37, PLAN NWP50036, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

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

Amenities: **Barn, Storage, Workshop Detached**

Site Influences: **Central Location, Private Setting, Rural 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	15'1 x 18'7	Main	Office	11' x 14'1	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Foyer	12'9 x 19'4	Main	Den	10' x 14'	Main 2
Finished Floor (Below): 0	Main	Dining Room	11'6 x 14'2	Above	Primary Bedroom	16'2 x 16'5	Above 4
Finished Floor (Basement): 0	Main	Media Room	15'6 x 17'	Above	Walk-In Closet	6' x 8'	
Finished Floor (Total): 7,490 sq. ft.	Main	Living Room	20' x 16'	Above	Primary Bedroom	17'4 x 11'7	
Unfinished Floor: 0	Main	Bar Room	13' x 6'6	Above	Walk-In Closet	8' x 6'2	Above 4
Grand Total: 7,490 sq. ft.	Main	Nook	10' x 16'	Above	Laundry	14'4 x 11'7	Main 5
Fir Area (Det'd 2nd Res): 2,000 sq. ft.	Main	Kitchen	16' x 16'	Above	Primary Bedroom	15'8 x 17'	
Suite: None	Main	Kitchen	9' x 11'	Above	Walk-In Closet	9' x 10'4	Main 4
Basement: Fully Finished	Main	Pantry	9' x 4'6	Above	Games Room	12' x 16'4	Above 4
Crawl/Bsmt. Ht: # of Levels: 2	Main	Primary Bedroom	14'2 x 14'	Above	Primary Bedroom	23'8 x 17'1	
# of Kitchens: 2 # of Rooms: 26	Main	Walk-In Closet	6' x 5'8	Above	Walk-In Closet	10' x 10'7	
	Main	Mud Room	13'2 x 19'4	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: **Royal LePage Fairstone Realty. - OFC: 604-416-4299**
 List Desig Agt 2: **Nav Punni - Phone: 778-668-6448** 3: Appointments: **Touchbase**
 Buyer's Broker 1: Call: **TOUCHBASE**
 Buyer's Agent 1: Phone: **604-360-1049**
 Owner:
 Commission: Occupancy: **Owner**

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

14.98 ACRES 2 HOUSES AND BLUEBERRY FARM. The 7,490 SQ/FT Estate Home was built in 2017 and includes 5 spacious bedrooms each with its own walk-in closet & ensuite bathrooms (6 Bathrooms in total) a Game Room, Theater Room and Bar Room. The 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 bathroom. This property also includes is a 3,250 SQ/FT Workshop/ Barn. In 2006 approximately 12 Acres were planted in 3 varieties of blueberries, Duke, Bluecrop and Elliot producing approx. 110,000 - 120,000 LBS annually. Close to all amenities with easy access to Fraser Highway, Highway #10, Highway #1, and the USA border.