



**1975 232 STREET, LANGLEY**

40 ACRES • 2 HOUSES AND BLUEBERRY FARM



**FARMS IN BC**  
REAL ESTATE GROUP

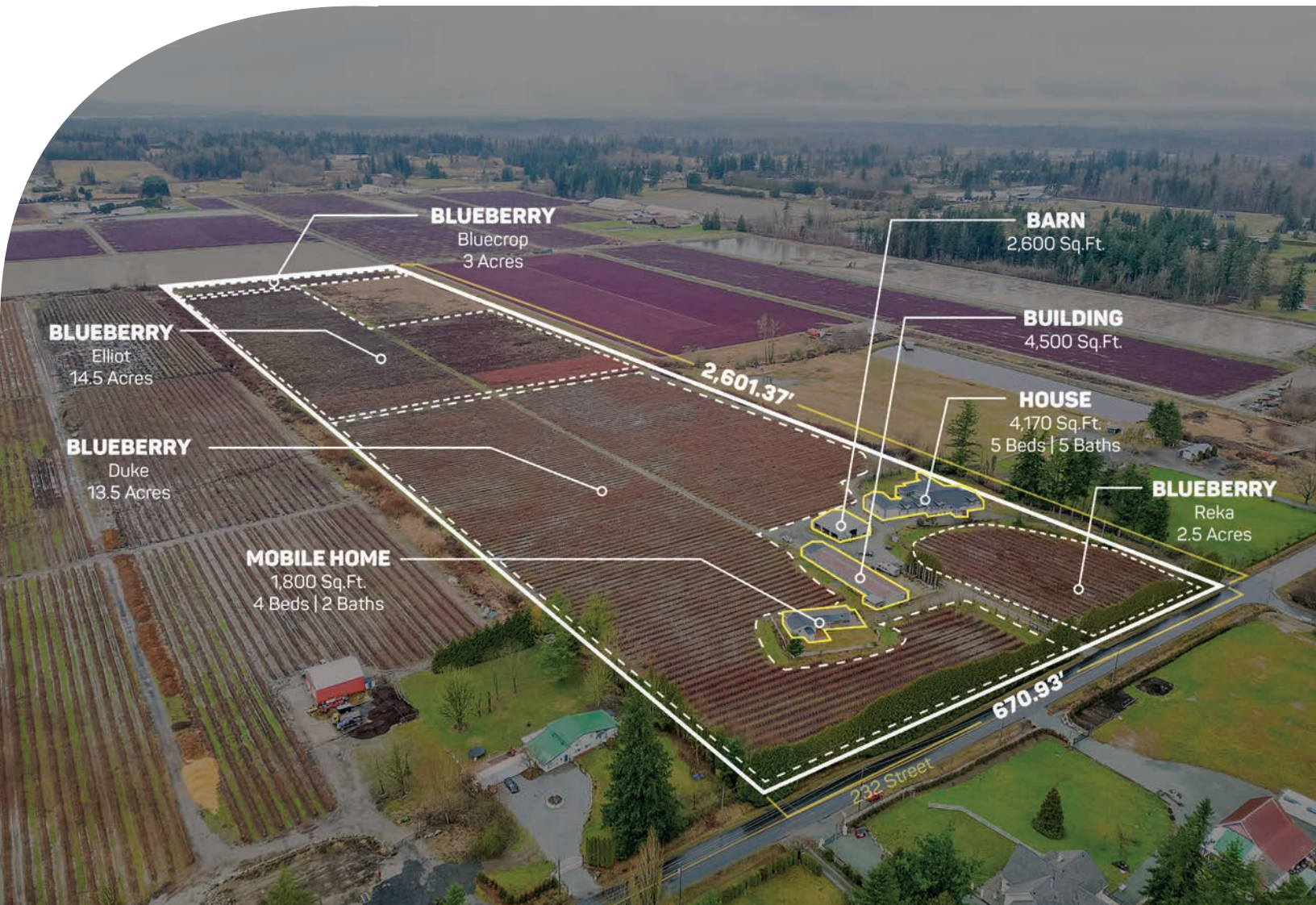
# ABOUT THE PROPERTY

**40 ACRE BLUEBERRY FARM WITH 2 HOMES.** Main home is 4,170 SQ/FT with 5 Bedrooms, 5 Bathrooms, Media Room, and Wet Bar. Home was completely renovated in 2021 with a large covered patio, attached 3 car garage and a large garage for a RV with 14' door height. Mobile Home 1,800 SQ/FT with 2 kitchens, 4 Bedrooms and 2 Bathrooms. There is a 2,600 SQ/FT Barn and a large 4,500 SQ/FT Office Building. Currently planted in Blueberry 3 Acres of Bluecrop, 14.5 Acres of Elliot, 13.5 Acres of Duke and 2.5 Acres of Reka. Easy access to Fraser Highway, Highway #1 and USA Border.

**PRICE \$5,750,000**

**Frontage:** 670.93 ft (232 Street)

**Depth:** 2,601.37 ft



- PID 013-293-303
- MLS R2843945
- GROSS TAX \$3,880.36 - 2023
- ZONING RU-3

## DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document













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**exp**  
REALTY

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