


Active
R2843945
 Board: F, Detached
 House with Acreage


1975 232 STREET
 Langley
 Campbell Valley
 V2Z 2Z6

\$5,750,000 (LP)
 (SP)



Days on Market: **33** List Date: **1/24/2024** Expiry Date: **4/24/2024**
 Previous Price: **\$0** Original Price: **\$5,999,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1967**
 Frontage (feet): **670.93** Bedrooms: **5** Age: **57**
 Frontage (metres): **204.50** Bathrooms: **5** Zoning: **RU-3**
 Depth / Size: **2601.37(4)** Full Baths: **5** Gross Taxes: **\$3,880.36**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **40.00** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **013-293-303** Tour: **Virtual Tour URL**
 View: **Yes : Valley**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**



Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations: **Completely** Reno. Year: **2021**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Electric** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **7** Covered Parking: **7** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Triple, RV Parking Avail.**
 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.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **PARCEL A (RP4974), PART SE1/4, SECTION 17, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 64214 CSA# 458341** Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Barn, Workshop Detached**

Site Influences: **Private Setting, Private Yard, Rural Setting**
 Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Security System, Smoke Alarm**

Finished Floor (Main):	4,170	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	25'9x22'5	Main	Media Room	17'1 x 23'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0x11'3	Main	Bar Room	10'11 x 7'5	Main 4
Finished Floor (Below):	0	Main	Kitchen	18'7x22'5	Main	Gym	9'2 x 22'7	Main 3
Finished Floor (Basement):	0	Main	Pantry	3'10x6'0	Main	Laundry	9'1 x 13'11	Main 3
Finished Floor (Total):	4,170 sq. ft.	Main	Primary Bedroom	18'3x15'1	Main	Mud Room	9'2 x 8'3	Main 4
Unfinished Floor:	0	Main	Walk-In Closet	18'3x6'6	Main	Foyer	12'0 x 19'1	Main 3
Grand Total:	4,170 sq. ft.	Main	Bedroom	15'1x11'3	Main	Storage	12'9 x 3'7	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Walk-In Closet	4'8x3'3			x	
Suite: None		Main	Bedroom	11'2x15'7			x	
Basement: Crawl		Main	Walk-In Closet	4'3x7'7			x	
Crawl/Bsmt. Ht: # of Levels: 1		Main	Bedroom	11'3x15'7			x	
# of Kitchens: 1 # of Rooms: 20		Main	Walk-In Closet	7'5x3'7			x	
		Main	Bedroom	12'3x9'9			x	

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: **64214** CSA/BCE: **458341** 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**
 Buyer's Broker 1: 3: Phone: **604-782-0988**
 Buyer's Agent 1: 2: 3:
 Owner:
 Commission: Occupancy: **Owner**

Realtor **Court Order Sale, schedule "A" forms part of purchase and sale agreement. All offers are subject to Court approval. Measurements are**
 Remarks: **approximate. Buyer to verify if deemed important. Property sold as is at completion date, square footage taken from BC Assessment. Please provide 24 Hour notice before all showings. For more details and images, please browse our website at www.farmsinbc.com.**

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.