



Active R2846158 Board: F, Detached House with Acreage	3185 240 STREET Langley Campbell Valley V2Z 1N3	\$2,450,000 (LP) (SP)																																																																																																		
																																																																																																				
	Days on Market: 2 List Date: 2/7/2024 Expiry Date: 8/31/2024 Previous Price: \$0 Original Price: \$2,450,000 Sold Date:																																																																																																			
	Meas. Type: Feet If new, GST/HST Approx. Year Built: 1970 Frontage (feet): 337.59 Bedrooms: 5 Age: 54 Frontage (metres): 102.90 Bathrooms: 3 Zoning: RU - 3 Depth / Size: 645.01 Full Baths: 3 Gross Taxes: \$4,804.73 Lot Area (sq.ft.): 0.00 Half Baths: 0 For Tax Year: 2023 Lot Area (acres): 5.00 Rear Yard Exp: Tax Inc. Utilities?: No Flood Plain: No P.I.D.: 007-343-922 Tour: Virtual Tour URL 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 - Wood Exterior: Brick, Stucco Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Wood Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Patio(s) & Deck(s) Type of Roof: Asphalt		Total Parking: Covered Parking: Parking Access: Parking: DetachedGrge/ Carport, 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.: Yes: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:																																																																																																	
	Legal: LOT 22, PLAN NWP36691, PART NE1/4, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.#28157, CSA# 20501		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																	
Amenities: Barn, Storage, Workshop Detached Site Influences: Private Setting, Private Yard, Rural Setting Features: CltHwsh/Dryr/Frdg/Stve/DW																																																																																																				
Finished Floor (Main): 1,425 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 1,425 Finished Floor (Total): 2,850 sq. ft. Unfinished Floor: 0 Grand Total: 2,850 sq. ft. Flr Area (Det'd 2nd Res): 1,000 sq. ft. Suite: None Basement: Fully Finished Crawl/Bsmt. Ht: # of Levels: 2 # of Kitchens: 2 # of Rooms: 13	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>17'2x17'</td> <td>x</td> <td></td> <td></td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>11'5x11'</td> <td>x</td> <td></td> <td></td> <td>Above 4</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>15'x11'5"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>11'9x13'9"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'3x13'9"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'3x12'4"</td> <td>x</td> <td></td> <td></td> <td>Below 4</td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>14'7x11'</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Living Room</td> <td>13'5x13'4"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>11'7x13'6"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bsmt</td> <td>Kitchen</td> <td>14'5x14'9"</td> <td>x</td> <td></td> <td></td> <td>Below 3</td> </tr> <tr> <td>Below</td> <td>Laundry</td> <td>12'6x14'8"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Storage</td> <td>13'6x14'8"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>15'6x11'7"</td> <td>x</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	17'2x17'	x			Floor #Pcs	Main	Dining Room	11'5x11'	x			Above 4	Main	Kitchen	15'x11'5"	x				Main	Primary Bedroom	11'9x13'9"	x				Main	Bedroom	11'3x13'9"	x				Main	Bedroom	11'3x12'4"	x			Below 4	Below	Recreation Room	14'7x11'	x				Below	Living Room	13'5x13'4"	x				Below	Bedroom	11'7x13'6"	x				Bsmt	Kitchen	14'5x14'9"	x			Below 3	Below	Laundry	12'6x14'8"	x				Below	Storage	13'6x14'8"	x				Below	Bedroom	15'6x11'7"	x				Manuf Type: Registered in MHR?: Yes PAD Rental: MHR#: 28157 CSA/BCE: CSA# 20501 Maint. Fee: ByLaw Restrictions:
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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: Buyer's Broker 1: Buyer's Agent 1: Owner: Commission:		List Broker 3: nav@farmsinbc.com Appointments: Touchbase Call: TOUCHBASE Phone: 604-360-1049 Occupancy: Owner																																																																																																		
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.																																																																																																				
5 ACRES WITH TWO HOMES. Great location to build an Estate Home with two road frontages 240 Street and 32 Avenue. Currently, the Main House spans 2,850 SQ/FT and offers 5 bedrooms, 3 bathrooms, and a covered pool, 2nd is a Mobile Home that is 1,000 SQ/FT with 2 bedrooms and 1 bathroom and a 5 Bay 1,900 SQ/FT Detached Garage. The property also has a 1,200 SQ/FT Building, 2 Barns 2,000 SQ/FT and 2,500 SQ/FT with 4 Horse stalls. Fully fenced 14,400 SQ/FT Outdoor Riding Arena. The location is convenient, minutes away from all amenities, and offers easy access to Fraser Highway, USA Border, and Highway #1.																																																																																																				