


**Active**  
**R2861469**  
 Board: F, Detached  
 House with Acreage

**6290 272 STREET**  
 Langley  
 County Line Glen Valley  
 V4W 1S6

**\$8,800,000 (LP)**  
 (SP)

Days on Market: **0**      List Date: **3/20/2024**      Expiry Date: **9/20/2024**  
 Previous Price: **\$0**      Original Price: **\$8,800,000**      Sold Date:

Meas. Type: **Feet**      If new, GST/HST      Approx. Year Built: **1936**  
 Frontage (feet): **1,375.00**      Bedrooms: **2**      Age: **88**  
 Frontage (metres): **419.10**      Bathrooms: **2**      Zoning: **RU-3**  
 Depth / Size: **93.18AC**      Full Baths: **1**      Gross Taxes: **\$3,014.75**  
 Lot Area (sq.ft.): **0.00**      Half Baths: **1**      For Tax Year: **2023**  
 Lot Area (acres): **93.18**      Rear Yard Exp:      Tax Inc. Utilities?: **No**  
 Flood Plain: **No**      P.I.D.: **013-310-615**      Tour: **Virtual Tour URL**  
 View: **Yes : MOUNTAINS**  
 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: **Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **2**      R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**  
 Total Parking:      Covered Parking:      Parking Access:  
 Parking: **Add. Parking Avail., Carport & Garage, 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: **PART NW1/4, SECTION 8, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN S 15 CHAINS & E 33' & 82080, MANUFACTURED HOME REG.# 20577, CSA#35393 DBL EXP #C8058563**      Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Barn, Workshop Detached**

Site Influences: **Private Setting, Rural Setting, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,051	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	12'10x11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'3x13'2			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	12'3x7'6			x	Main 2
Finished Floor (Basement):	0	Main	Family Room	19'9x19'			x	
Finished Floor (Total):	1,051 sq. ft.	Main	Den	11'11x6'5			x	
Unfinished Floor:	1,051	Main	Bedroom	8'9x9'11			x	
Grand Total:	2,102 sq. ft.	Main	Bedroom	13'2x11'			x	
		Main	Recreation Room	12'3x27'4			x	
							x	
							x	
							x	
							x	
							x	

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:      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 **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. DBL EXP #C8058563**

**93.18 ACRES WITH TWO HOMES.** First time on the market, this trophy property is great for building an Estate Home with a park-like setting and mountain views. Currently, the main house spans, 2,102 sqft. and offers 2 bedrooms, and 2 bathrooms and a mobile home is 980 sqft with 2 bedrooms and 1 bathroom. The property also boasts 3 barns 4,500 sqft, 2,000 sqft and 1,200 sqft. Fertile soil and is great for growing various crops like blueberries, and vegetables or for any livestock and or equestrian farm. The location is convenient, close to Gloucester Industrial Park and other various amenities, and offers easy access to Fraser Highway, Highway #1 and the USA Border.