


Active R2866512 Board: F, Detached House with Acreage	21896 40 AVENUE Langley Murrayville V2Z 1N7	\$3,850,000 (LP) (SP)																																																																																																																				
																																																																																																																						
	Days on Market: 0 List Date: 4/11/2024 Expiry Date: 4/11/2025 Previous Price: \$0 Original Price: \$3,850,000 Sold Date:																																																																																																																					
	Meas. Type: Feet If new, GST/HST Approx. Year Built: 1979 Frontage (feet): 338.00 Bedrooms: 6 Age: 45 Frontage (metres): 103.02 Bathrooms: 3 Zoning: RU-3 Depth / Size: 1,507.15 Full Baths: 3 Gross Taxes: \$2,857.42 Lot Area (sq.ft.): 0.00 Half Baths: 0 For Tax Year: 2023 Lot Area (acres): 11.66 Rear Yard Exp: Tax Inc. Utilities?: No Flood Plain: No P.I.D.: 013-266-721 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: Manufactured/Mobile, Rancher/Bungalow Construction: Frame - Wood Exterior: Vinyl, Wood Foundation: Concrete Slab Renovations: Partly Reno. Year: 2020 # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas, Wood Fuel/Heating: Baseboard, Electric Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Asphalt	Total Parking: Covered Parking: Parking Access: Parking: Add. Parking Avail., Open, 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.: No : Provided Upon Acceptance Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate																																																																																																																					
Legal: PARCEL A (RP5127), PART NW1/4, SECTION 30, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN W 336.5', EP 7057,LMP13066 (RD), MANUFACTURED HOME REG.# 49195 DBL EXP# C80_____		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																																				
Amenities: Barn, In Suite Laundry, Workshop Detached Site Influences: Central Location, Golf Course Nearby, Private Setting, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																																																						
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Suite: None Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 13	Manuf Type: Registered in MHR?: Yes PAD Rental: MHR#: 49195 CSA/BCE: EL-570134-2017 Maint. Fee: ByLaw Restrictions:																																																																																																																					
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: 2: 3: 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. DBL EXP# C80_____																																																																																																																						
11.66 ACRES, 2 HOMES AND MEAT PROCESSING FACILITY. Fully renovated 2,172 SQ/FT Rancher with 6 Bed and 3 Bath. Fully Renovated Mobile Home 1,900 SQ/FT with 4 Bed, 2 Bath. Currently zoned RU-3 and RU-9 (0.66 Acres for Business). 3,000 SQ/FT Meat processing facility with multiple walk-in coolers, freezers, smokehouse, processing areas and 1500 SQ/FT retail shop all rented until October 2025 for \$5,000/Month. 2 barns 2,800 SQ/FT and 1,000 SQ/FT. Fertile soil is great for various crops, currently growing garlic. Great location to build your dream home and have a turnkey business. The property is close to all amenities and entertainment and has easy access to Fraser Highway and USA Border.																																																																																																																						