



Active **\$4,475,000** (LP)

R2869602 **17027 40 AVENUE**

Board: F, Detached Cloverdale

House with Acreage Serpentine

V3S 0L5 



Days on Market: **0** List Date: **4/15/2024** Expiry Date: **10/31/2024**

Previous Price: **\$0** Original Price: **\$4,475,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST

Frontage (feet): **313.51** Bedrooms: **4** Age: **64**

Frontage (metres): **95.56** Bathrooms: **2** Zoning: **A-1**

Depth / Size: **1,311.41** Full Baths: **2** Gross Taxes: **\$6,524.70**

Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**

Lot Area (acres): **9.43** Rear Yard Exp: Tax Inc. Utilities?: **No**

Flood Plain: **Yes** P.I.D.: **000-612-286** Tour: **Virtual Tour URL**

View: **Yes : Mountain and Valley**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**

Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel: **None**

Fuel/Heating: **Natural Gas**

Outdoor Area: **None**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:

Parking: **Add. Parking Avail., 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 5, PLAN NWP9996, PART SW1/4, SECTION 31, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, 9.44 AC**

Municipal Charges

Amenities: Garbage: Water: Dyking: Sewer: Other:

Site Influences: **Central Location, Cleared, Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	908	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10'6x11'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	10'7x10'6			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10'7x10'1			x	
Finished Floor (Basement):	908	Main	Living Room	16'5x11'5			x	
Finished Floor (Total):	1,816 sq. ft.	Bsmt	Bedroom	10'8x10'0			x	Bsmt 3
Unfinished Floor:	0	Bsmt	Bedroom	10'8x10'			x	
Grand Total:	1,816 sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	1,800 sq. ft.			x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	

Crawl/Bsmt. Ht: # of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1 # of Rooms: 6	MHR#:	CSA/BCE:	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:**

Owner:

Commission:

List Broker 3:

nav@farmsinbc.com

Appointments: **Touchbase**

Call: **TOUCHBASE**

Phone: **604-360-1049**

Occupancy: **Owner**

Realtor **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.**

9.43 ACRES WITH TWO HOUSES AND BLUEBERRY FARM! Rare opportunity to build your dream home of 5,400 SQ/FT 600 Feet from 40 Avenue, and access to all utilities (City Water, Gas, Hydro, and Electricity). Centrally located just east of Morgan Creek with amazing valley and mountain views. The property has 2 - 1,800 square feet of houses. The first house has 2 bedrooms & 1 bath with an unfinished basement; the second house has a total of 4 bedrooms & 2 baths. 10,000 SQ/FT Preload area approved for a 7,700 SQ/FT Building. The property is planted in three-year-old Liberty variety blueberry with full drip irrigation. Close to all amenities; schools, transit, and shopping. Easy access to Highway #10, Highway #15, and the US Border.