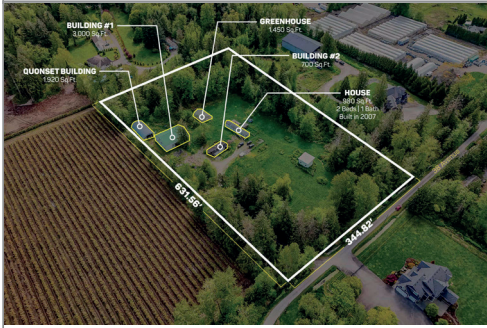


Active
R2877447
 Board: F, Detached
 House with Acreage

25892 38 AVENUE
 Langley
 Salmon River
 V4W 2R4

\$2,450,000 (LP)
 (SP)



Days on Market: **1** List Date: **5/6/2024** Expiry Date: **12/31/2024**
 Previous Price: **\$0** Original Price: **\$2,450,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **2007**
 Frontage (feet): **344.82** Bedrooms: **2** Age: **17**
 Frontage (metres): **105.10** Bathrooms: **1** Zoning: **RU-1**
 Depth / Size: **631.56** Full Baths: **1** Gross Taxes: **\$6,577.08**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **5.00** Rear Yard Exp: **South** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **010-763-783** Tour: **Virtual Tour URL**
 View: **Yes : Mountains & Valley**

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: Manufactured/Mobile	Total Parking: Covered Parking: Parking Access: Front
Construction: Manufactured/Mobile	Parking: Open, RV Parking Avail.
Exterior: Vinyl	Driveway Finish: Gravel
Foundation: Other	Dist. to Public Transit: Dist. to School Bus:
Manufactured/Mobile	Title to Land: Freehold NonStrata Land Lease Expiry Year:
Renovations:	Seller's Interest: Registered Owner
# of Fireplaces: 0 R.I. Fireplaces: 0	Property Disc.: No : Provided Upon Acceptance
Fireplace Fuel: None	Fixtures Leased: No :
Fuel/Heating: Electric	Fixtures Rmvd: No :
Outdoor Area: Fenced Yard	Floor Finish: Vinyl/Linoleum, Wall/Wall/Mixed
Reno. Year:	
Rain Screen:	
Metered Water:	
R.I. Plumbing:	
Type of Roof: Asphalt	

Legal: **LOT 15, PLAN NWP2878, SECTION 25, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MHR#438452, CSA#94039**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Barn, Garden, In Suite Laundry, Storage, Workshop Detached**

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

Finished Floor (Main):	980	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'x14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	19'x11'			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	14'x12'			x	
Finished Floor (Basement):	0	Main	Bedroom	12'x12'			x	
Finished Floor (Total):	980 sq. ft.						x	
Unfinished Floor:	0						x	
Grand Total:	980 sq. ft.						x	
Fir Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: None							x	

Crawl/Bsmt. Ht: # of Levels: **1** Manuf Type: **Single Wide** Registered in MHR?: **Yes** PAD Rental: **\$0.00**
 # of Kitchens: **1** # of Rooms: **4** MHR#: **438452** CSA/BCE: **94039** 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: **604-360-1049**
 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.**

5 ACRES WITH 2 LARGE BUILDINGS. Build an Estate Home on a private/ quite dead-end road that is privacy hedged. Mobile Home is 980 SQ/FT 2 Bedroom and 1 Bathroom. There is a Large 3,000 SQ/FT Building with commercial height, a 1,920 SQ/FT Quonset Building, a 1,450 SQ/FT Polly Greenhouse, and a 700 SQ/FT Storage Building. All utilities available, newer Drilled Well, Septic, Natural Gas, Hydro (optional to upgrade at lot line). Close to all amenities and easy access to Fraser Highway, Highway #1, and USA Border.