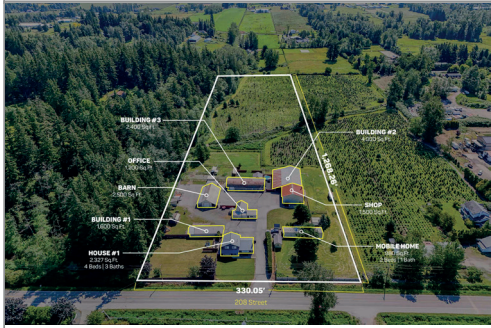


Active **2870 208 STREET** **\$4,185,000 (LP)**
R2897727 Langley (SP)
 Board: F, Detached Brookwood Langley
 House with Acreage V2Z 2C3



Days on Market: **1** List Date: **6/26/2024** Expiry Date: **12/31/2024**
 Previous Price: **\$0** Original Price: **\$4,185,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1978**
 Frontage (feet): **330.05** Bedrooms: **4** Age: **46**
 Frontage (metres): **100.60** Bathrooms: **3** Zoning: **RU-1**
 Depth / Size: **1,268.26(9)** Full Baths: **2** Gross Taxes: **\$3,147.22**
 Lot Area (sq.ft.): **0.00** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **9.67** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: **No** P.I.D.: **011-280-689** Tour: **Virtual Tour URL**
 View: **Yes : Valley Views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
 Construction: **Frame - Wood** Parking: **Add. Parking Avail., DetachedGrge/Carpport, Open**
 Exterior: **Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Seller's Interest: **Registered Owner**
 Fireplace Fuel: **Natural Gas** Property Disc.: **Yes**
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Fixtures Leased: **No**
 Outdoor Area: **None** Fixtures Rmvd: **No**
 Type of Roof: **Metal** Floor Finish:

Legal: **LOT 10, PLAN NWP1398, SECTION 24, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 457617 CSA# 63691** Municipal Charges
 Amenities: **Barn, Storage, Workshop Detached** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Gated Complex, Greenbelt, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,656	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above): 671	Main Foyer	8'0x5'7		x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main Bedroom	11'8x10'9		x	Main 3
Finished Floor (Below): 0	Main Laundry	8'2x10'3		x	
Finished Floor (Basement): 0	Main Dining Room	14'2x11'2		x	
Finished Floor (Total): 2,327 sq. ft.	Main Family Room	20'9x16'3		x	Above 4
Unfinished Floor: 0	Main Living Room	23'9x13'		x	
Grand Total: 2,327 sq. ft.	Main Eating Area	9'6x7'8		x	Above 2
Fir Area (Det'd 2nd Res): 980 sq. ft.	Main Kitchen	14'7x11'2		x	
Suite: None	Above Bedroom	11'6x9'11		x	
Basement: Crawl	Above Bedroom	9'2x10'11		x	
	Above Primary Bedroom	14'6x11'6		x	
		x		x	
		x		x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: **Yes** PAD Rental:
 # of Kitchens: **1** # of Rooms: **11** MHR#: **457617** CSA/BCE: **63691** Maint. Fee:

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: Call: **TOUCHBASE**
 Buyer's Broker 1: 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**
 Remarks: **provide 24 hours notice for showing. One of the owners is a realtor. For more details and images, please browse our website at**
www.farmsinbc.com.

9.67 ACRES, 2 HOMES AND 6 BUILDINGS. Great location to build an Estate Home. The main home is 2,327 SQ/FT WITH 4 Bedrooms and 3 Bathrooms. Mobile Home is 980 SQ/FT with 2 Bedroom and 1 Bathroom. There are multiple buildings, Building #1: 1,600 SQ/FT, Building #2: 4,000 SQ/FT, Building #3: 2,400 SQ/FT, Barn: 2,500 SQ/FT, Shop: 1,500 SQ/FT, and Office Building: 1,200 SQ/FT. The farm is currently being leased to a Christmas Tree Farmer. The Property has City Water, Gas, and Hydro. Minutes away from all schools, amenities, and entertainment. Easy access to Fraser Highway, Highway #15, and USA Border.