


Active
R2930498
 Board: V, Detached
 House with Acreage

5151 96 STREET
 Ladner
 East Delta
 V4K 3N3

\$17,700,000 (LP)
 (SP)



Days on Market: **2** List Date: **9/30/2024** Seller's Acceptance Date:
 Orig. Price: **\$17,700,000** Expiry Date: **9/30/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1965**
 Frontage (feet): **1,848.17** Bedrooms: **5** Age: **59**
 Frontage (metres): **563.32** Bathrooms: **2** Zoning: **A1**
 Depth / Size: **2,341.260** Full Baths: **2** Gross Taxes: **\$8,480.54**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **122.36** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **013-228-838** 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**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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.: **Yes: Upon Accepted Offer**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Type of Roof: **Asphalt, Other**

Legal: **OF SE1/4, SECTION 4, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, EXC PCL B (EXP PL 1228), PCL A (REF PL 4190), PL 3107, PCL C (REF PL 9063), LOT 2 PL 24717, HWY PL 24717, PL 86069, BCP3669, & BCP4506** DOUBLE EXPOSURE ALSO LISTED AS COMMERCIAL MLS # C8063326****

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

Amenities: **Barn**

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

Finished Floor (Main):	1,524	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'x14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15'x14'			x	Main 3
Finished Floor (Below):	713	Main	Dining Room	18'x15'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	15'x15'			x	
Finished Floor (Total):	2,237 sq. ft.	Main	Den	10'x10'			x	
Unfinished Floor:	0	Main	Bedroom	12'x11'			x	Main 3
Grand Total:	2,237 sq. ft.	Main	Bedroom	13'x8'			x	
Fir Area (Det'd 2nd Res):	1,700 sq. ft.	Below	Bedroom	16'9x9'			x	
		Bsmt	Bedroom	16'x9'			x	
				x			x	
				x			x	
				x			x	

Suite: **None**
 Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **eXp Realty of Canada, Inc. - 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: 3:
 Owner:
 Commission: Occupancy: **Tenant**

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. Subject to Court Approval, All offer must be in on or before October 24, 2024**

122.36 ACRES, 2 Homes, and 4 Buildings. Great holding property, an ideal location to build an estate home and run any large farming operation with great fertile soil. Main house is 2,237 SQ/FT with 5 Bedrooms and 2 Bathrooms. The second home is 1,700 SQ/FT with 3 Bedrooms and 1.5 Bathrooms, 4 Buildings, 10,000 SQ/FT Barn, 3,700 SQ/FT Barn, 1,600 SQ/FT 3 Bay Shop, and 1,400 SQ/FT Detached Garage. Neighboring Delta View Care Home and a Future Industrial Park, Minutes away from all amenities and easy access to Highway #99, Ladner Trunk Road, and Deltaport Way.