

Active
R2949422
 Board: F, Detached
 House with Acreage

21896 40 AVENUE
 Langley
 Campbell Valley
 V2Z 1N7

\$3,595,000 (LP)
 (SP)

Days on Market: **0** List Date: **12/9/2024** Seller's Acceptance Date:
 Orig. Price: **\$3,595,000** Expiry Date: **12/9/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST
 Frontage (feet): **338.00** Bedrooms: **6** Age: **45**
 Frontage (metres): **103.02** Bathrooms: **3** Zoning: **RU-3**
 Depth / Size: **1507.15** Full Baths: **3** Gross Taxes: **\$2,983.44**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2024**
 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 Perimeter**

Renovations: **Partly** Reno. Year: **2020**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood** Rain Screen:
 Fuel/Heating: **Baseboard, Electric** Metered Water:
 Outdoor Area: **Fenced Yard, Patio(s)** R.I. Plumbing:

Type of Roof: **Asphalt** 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, BC ELEC# - EL-570134-2017** 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**

Finished Floor (Main): 2,172	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room		16'4x17'7	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Dining Room		16'2x15'10	Main 3
Finished Floor (Below): 0	Main	Kitchen		14'3x14'6	Main 3
Finished Floor (Basement): 0	Main	Primary Bedroom		12'11x14'2	Main 3
Finished Floor (Total): 2,172 sq. ft.	Main	Bedroom		12'10x13'5	
Unfinished Floor: 0	Main	Bedroom		9'8x13'5	
Grand Total: 2,172 sq. ft.	Main	Bedroom		9'8x13'0	
Fir Area (Det'd 2nd Res): 1,900 sq. ft.	Main	Bedroom		8'2x12'8	
	Main	Bedroom		9'10x14'9	
	Main	Foyer		5'9x14'10	
	Main	Laundry		6'3x9'10	
	Main	Walk-In Closet		4'11x6'10	
	Main	Walk-In Closet		5'2x4'7	

Suite: **None** Manuf Type: Registered in MHR?: **Yes** PAD Rental:
 Basement: **None** MHR#: **49195** CSA/BCE: **EL-570134-2017** Maint. Fee:
 Crawl/Bsmt. Ht: # of Levels: **1** 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: **604-360-1049**
 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 showings. For more details and images, please browse our website at www.farmsinbc.com.**

11.66 ACRES, 2 HOMES AND MEAT PROCESSING FACILITY. Fully renovated 2,172SQ/FT Rancher with 6 Bed and 3 Bath. Fully Renovated Mobile Home 1,900SQ/FT with 4 Bed and 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, smoke house, processing areas and 1,500SQ/FT retail shop all rented until October 2025 for \$5,000/month. 2 barns 2,800SQ/FT and 1,800SQ/FT. Fertile soil is great for various crops, currently growing garlic. Great location to build your dream home an have a turnkey business. The property is close to all amenities and entertainment and has easy access to Fraser Highway and USA Border.