

Active
R2960299

 Board: F, Detached
 House with Acreage

3885 152 STREET

 South Surrey White Rock
 Morgan Creek
 V3Z 1G7

\$3,495,000 (LP)
 (SP)


Days on Market: 0	List Date: 1/29/2025	Seller's Acceptance Date:
Orig. Price: \$3,495,000	Expiry Date: 1/29/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:

Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1976
Frontage (feet): 274.90	Bedrooms: 4	Age: 49
Frontage (metres): 83.79	Bathrooms: 5	Zoning: A-1
Depth / Size: 850.5	Full Baths: 4	Gross Taxes: \$802.57
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2024
Lot Area (acres): 5.21	Rear Yard Exp: West	Tax Inc. Utilities?: No
Flood Plain: Yes	P.I.D.: 001-826-620	Tour: Virtual Tour URL
View: No		

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Septic, Water**

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

Style of Home: Basement Entry	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Open
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
	Title to Land: Freehold NonStrata Land Lease Expiry Year:
Renovations: Partly	Reno. Year:
# of Fireplaces: R.I. Fireplaces:	Rain Screen:
Fireplace Fuel:	Metered Water:
Fuel/Heating: Forced Air	R.I. Plumbing:
Outdoor Area: Sundeck(s)	
Type of Roof: Asphalt	Fixtures Rmvd: No
	Floor Finish: Mixed

 Legal: **PARCEL C, LOT 4, PLAN NWP10880, SECTION 27, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT: (BYLAW PL 61031)**

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

 Amenities: **Barn**

 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	0	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,407	Main	Family Room	17'4x13'4	Bsmt	Flex Room	12' x 15'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'6x12'2			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'9x8'10			x	Bsmt 4
Finished Floor (Basement):	1,407	Main	Nook	7'10x9'10			x	
Finished Floor (Total):	2,814 sq. ft.	Main	Bedroom	9'9x11'10			x	Main 2
Unfinished Floor:	0	Main	Primary Bedroom	13'3x11'10			x	Bsmt 3
Grand Total:	2,814 sq. ft.	Main	Bedroom	11'1x12'2			x	
		Main	Foyer	13'7x6'8			x	
		Bsmt	Laundry	13'7x10'4			x	Bsmt 3
		Bsmt	Kitchen	13'11x7'7			x	
		Bsmt	Bedroom	8'6x11'8			x	
		Bsmt	Family Room	13'7x9'11			x	
		Bsmt	Kitchen	15'5x8'3			x	

 Suite: **Other**
 Basement: **Fully Finished**

 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **3** # of Rooms: **14**

 Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE:
 ByLaw Restrictions:

 PAD Rental:
 Maint. Fee:

 List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**

 List Broker 3:
nav@farmsinbc.com

 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-360-1049**

 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, browse our website at www.farmsinbc.com.**

5.21 ACRES - HOUSE, BUILDINGS, BLUEBERRY FARM AND CASHFLOW! Currently has a 2,814 SQ/FT Split Level Home with 3 living areas, and has 5 Bedrooms and 5 Bathrooms. Has 3 Barns 1,500 SQ/FT, 1,200 SQ/FT, and 1,100 SQ/FT. Fully planted in Blueberry with Bluecrop Variety. It is a fantastic location to build your dream home with access to all utilities, including City Water. Close to all amenities: Morgan Creek Golf Course, schools, transit, and shopping. Easy access to Highway #10, Highway #1,5 and the US Border.