

Active
R2971104

 Board: F, Detached
 House with Acreage

2508 232 STREET

 Langley
 Campbell Valley
 V2Z 3B5

\$5,750,000 (LP)
 (SP)


Days on Market: 0	List Date: 2/27/2025	Seller's Acceptance Date:
Orig. Price: \$5,750,000	Expiry Date: 5/30/2025	Subject Removal Date:
Prev. Price: \$0		Completion Date:

Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 2017
Frontage (feet): 495.07	Bedrooms: 5	Age: 8
Frontage (metres): 150.90	Bathrooms: 6	Zoning: RU-3
Depth / Size: 1,319.22	Full Baths: 5	Gross Taxes: \$16,955.75
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2024
Lot Area (acres): 14.98	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 003-956-296	Tour:
View: Yes : Valley & Mountain Views		

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

 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: 2 Storey	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple, Open
Exterior: Mixed	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Electric	Property Disc.: No : Provided Upon Acceptance
Fuel/Heating: Radiant	Fixtures Leased: No :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Rmvd: No :
Type of Roof: Asphalt	Floor Finish:

 Legal: **LOT 37, PLAN NWP50036, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.# 13693**

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

 Amenities: **Barn, Storage, Workshop Detached**

 Site Influences: **Central Location, Private Setting, Rural Setting, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	3,665	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	3,825	Main	Family Room	15'1"x18'7"	Main	Office	11' x 14'1"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'9"x19'4"	Main	Den	10' x 14'	Main 2
Finished Floor (Below):	0	Main	Dining Room	11'6"x14'2"	Above	Primary Bedroom	16'2' x 16'5"	Above 4
Finished Floor (Basement):	0	Main	Media Room	15'6"x17'	Above	Walk-In Closet	6' x 8'	
Finished Floor (Total):	7,490 sq. ft.	Main	Living Room	20'x16'	Above	Primary Bedroom	17'4' x 11'7"	
Unfinished Floor:	0	Main	Bar Room	13'x6'6"	Above	Walk-In Closet	8' x 6'2"	Main 4
Grand Total:	7,490 sq. ft.	Main	Nook	10'x16'	Above	Laundry	14'4' x 11'7"	Above 5
Fir Area (Det'd 2nd Res):	2,000 sq. ft.	Main	Kitchen	16'x16'	Above	Primary Bedroom	15'8' x 17'	
Suite: None		Main	Kitchen	9'x11'	Above	Walk-In Closet	9' x 10'4"	Above 4
Basement: Fully Finished		Main	Pantry	9'x4'6"	Above	Games Room	12' x 16'4"	Above 4
Crawl/Bsmt. Ht: # of Levels: 2		Main	Primary Bedroom	14'2"x14'	Above	Primary Bedroom	23'8' x 17'1"	
# of Kitchens: 2 # of Rooms: 26		Main	Walk-In Closet	6'x5'8"	Above	Walk-In Closet	10' x 10'7"	
		Main	Mud Room	13'2"x19'4"	Above	Walk-In Closet	10' x 9'9"	

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:

Appointments:

Touchbase

List Desig Agt 2:

3:

Call:

TOUCHBASE

Buyer's Broker 1:

Phone:

604-782-0988

Buyer's Agent 1:

2:

3:

Owner:

 Occupancy: **Owner**

 Remarks: **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.**

14.98 ACRES BLUEBERRY FARM WITH TWO HOUSES. The 7,490 SQ/FT Estate Home was built in 2017 and includes 5 spacious bedrooms each with its own walk-in closet & ensuite bathrooms (6 Bathrooms in total) a Game Room, Theater Room and Bar Room. The fully renovated second house is 2,000 SQ/FT with 3 bedrooms and 2 bathrooms. This property also includes a fully renovated 1,500 SQ/FT Cottage/Workshop with 2 bedrooms and 1 bathroom and a 3,250 SQ/FT Workshop/Barn. In 2006 approximately 12 Acres were planted in 3 varieties of blueberries, Duke, Bluecrop and Elliot producing approx. 110,000 - 120,000 LBS annually. Close to all amenities with easy access to Fraser Highway, Highway #10, Highway #1, and the USA border.