

Active
R3028429

 Board: F, Detached
 House with Acreage

2508 232 STREET

 Langley
 Campbell Valley
 V2Z 3B5

\$5,500,000 (LP)
 (SP)


Days on Market: **0** List Date: **7/21/2025** Seller's Acceptance Date:
 Orig. Price: **\$5,500,000** Expiry Date: **7/21/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

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

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

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage; Triple, Open**
 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.: **No : Provided Upon Acceptance**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

Type of Roof: **Asphalt**

 Legal: **LOT 37, PLAN NWP50036, SECTION 21, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

 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	15'1x18'	Main	Office	11' x 14'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'9x19'4	Main	Den	10' x 14'	Main	2
Finished Floor (Below):	0	Main	Dining Room	11'6x14'2	Above	Primary Bedroom	16'2 x 16'5	Above	4
Finished Floor (Basement):	0	Main	Media Room	15'6x17'	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	Above	4
Grand Total:	7,490 sq. ft.	Main	Nook	10'x16'	Above	Laundry	14'4 x 11'7	Main	5
Flr Area (Det'd 2nd Res):	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		
Basement: Fully Finished		Main	Pantry	9'x4'6	Above	Games Room	12' x 16'4	Main	4
		Main	Primary Bedroom	14'2x14'	Above	Primary Bedroom	23'8 x 17'1	Above	4
		Main	Walk-In Closet	6'x5'8	Above	Walk-In Closet	10' x 10'7		
		Main	Mud Room	13'2x19'4	Above	Walk-In Closet	10' x 9'9		

Crawl/Bsm. Ht: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **26**

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

List Broker 3:

nav@farmsinbc.com

List Broker 2:

3:

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

List Desig Agt 2:

Buyer's Broker 1:

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 provide 24 hours notice for showing. For more details and images, 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.