


<b>Active</b> <b>R2989338</b> Board: F, Detached House with Acreage		<b>1981 248 STREET</b> Langley Otter District V4W 2B7		<b>\$2,550,000 (LP)</b> (SP)																																																																																									
		Days on Market: <b>137</b> Orig. Price: <b>\$3,095,000</b> Prev. Price: <b>\$2,725,000</b>		List Date: <b>4/11/2025</b> Expiry Date: <b>4/7/2026</b>																																																																																									
		Seller's Acceptance Date: Subject Removal Date: Completion Date:		Meas. Type: <b>Feet</b> Frontage (feet): <b>411.09</b> Frontage (metres): <b>125.30</b> Depth / Size: <b>1312.336</b> Lot Area (sq.ft.): <b>0.00</b> Lot Area (acres): <b>17.49</b> Flood Plain: <b>No</b> View: <b>No</b>																																																																																									
		If new, GST/HST Bedrooms: <b>5</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Rear Yard Exp: <b>P.I.D.: 006-516-386</b>		Approx. Year Built: <b>1938</b> Age: <b>87</b> Zoning: <b>RU-2</b> Gross Taxes: <b>\$739.76</b> For Tax Year: <b>2024</b> Tax Inc. Utilities?: <b>No</b> Tour: <b>Virtual Tour URL</b>																																																																																									
		Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Septic, Water</b>		Sewer Type: <b>Septic</b> Water Supply: <b>Well - Drilled</b>																																																																																									
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Metal</b> Exterior: <b>Stucco</b> Foundation: <b>Concrete Perimeter</b> Renovations: # of Fireplaces: <b>1</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>None</b> Type of Roof: <b>Asphalt</b>		Total Parking: Covered Parking: Parking Access: Parking: <b>Add. Parking Avail., Garage; Single</b> Driveway Finish: Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: Dist. to School Bus: Land Lease Expiry Year:																																																																																											
Legal: <b>LOT 4, PLAN NWP30623, SECTION 15, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 34185, MANUFACTURED HOME REG.# 25049 BC</b> ELEC# - EL - 248324-1985																																																																																													
Amenities: <b>Barn</b> Site Influences: <b>Private Setting, Rural Setting</b> Features:																																																																																													
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Suite: <b>None</b> Basement: <b>Fully Finished</b> Crawl/Bsmt. Ht: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>10</b> Manuf Type: Registered in MHR?: <b>Yes</b> PAD Rental: MHR#: <b>025049</b> CSA/BCE: <b>EL-248324-1985</b> Maint. Fee: ByLaw Restrictions:																																																																																													
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Desig Agt 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Broker 2: <b>3:</b> List Desig Agt 2: <b>3:</b> Buyer's Broker 1: <b>3:</b> Buyer's Agent 1: <b>2:</b> Owner: <b>3:</b> Commission:																																																																																													
Occupancy: <b>Owner</b> Realtor <b>PRIVACY - DO NOT SOLICIT. All measurements were taken by this listing agent and are approximate, buyer to verify if important. Must</b> Remarks: <b>provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.</b>																																																																																													
<b>17.49 ACRES, 2 HOMES AND 2 BUILDINGS. Great location to build an Estate Home. The main home is 1,998 SQ/FT WITH 5 Bedrooms and 2 Bathrooms. Mobile Home is 980 SQ/FT with 2 Bedrooms and 1 Bathroom. There are 2 buildings, Building #1: 3,500 SQ/FT with 6 horse stalls, and Building #2: 1,750 SQ/FT. Easy access to Fraser Highway, 16 Avenue, and the USA Border.</b>																																																																																													