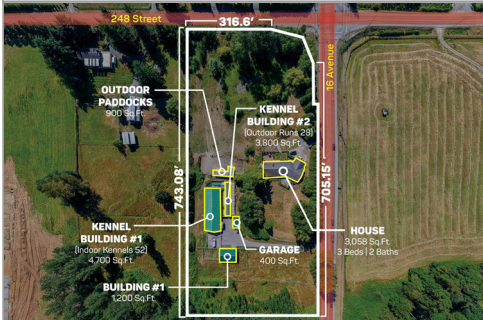


Active
R3032331

 Board: F, Detached
 House with Acreage

24862 16 AVENUE

 Langley
 Otter District
 V4W 2R6

\$3,895,000 (LP)
 (SP)


Days on Market: 0	List Date: 8/4/2025	Seller's Acceptance Date:
Orig. Price: \$3,895,000	Expiry Date: 12/31/2025	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1979
Frontage (feet): 743.08	Bedrooms: 3	Age: 46
Frontage (metres): 226.49	Bathrooms: 2	Zoning: RU-2
Depth / Size: 316.60	Full Baths: 2	Gross Taxes: \$7,989.52
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2024
Lot Area (acres): 5.70	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 000-643-645	Tour: Virtual Tour Link
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		

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

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Open		
Exterior: Vinyl	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: Partly	Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel: Natural Gas	Property Disc.: No : Upon Accepted Offer		
Fuel/Heating: Natural Gas, Radiant	Fixtures Leased: No		
Outdoor Area: Patio(s), Patio(s) & Deck(s)	Fixtures Rmvd: No		
Type of Roof: Asphalt	Floor Finish:		

 Legal: **LOT 6, PLAN NWP39862, SECTION 11, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP34046**

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

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

Site Influences:

 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 3,058	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Recreation Room	22'11x18'10			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Bedroom	13'4x11'10			x	Main 3
Finished Floor (Below): 0	Main	Bedroom	12'5x11'1			x	
Finished Floor (Basement): 0	Main	Dining Room	12'8x11'10			x	
Finished Floor (Total): 3,058 sq. ft.	Main	Family Room	15'9x15'10			x	
Unfinished Floor: 0	Main	Kitchen	19'5x11'3			x	Main 4
Grand Total: 3,058 sq. ft.	Main	Living Room	23'3x16'			x	
Flr Area (Det'd 2nd Res): sq. ft.	Main	Foyer	5'2x8'			x	
Suite: None	Main	Utility	10'x6'2			x	
Basement: Crawl	Main	Primary Bedroom	13'9x10'10			x	
	Main	Flex Room	23'x12'8			x	
			x			x	
			x			x	

Crawl/Bsmt. Ht:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 11	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**

Buyer's Broker 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.**

5.7 ACRES HOUSE AND LARGE DOG KENNEL BUSINESS. Welcome to Country Squire Boarding Kennels. The property is in a prime location situated on 2 road frontages (16 Avenue and 248 Street). Renovated sprawling rancher that boasts 3,058 SQ.FT 3 Bedrooms and 2 Bathrooms + a built-in Kennel in the home for your personal Dogs. The infrastructure is very well maintained and includes two large Dog Kennels. Kennel Building #1 is 4,700 SQ/FT and can hold 52 in/out kennels, and Kennel Building #2 is 3,800 SQ/FT with 28 runs, an office, a washroom, and room for expansion for grooming. Large open field for dog training. Additional buildings include a storage garage 400 SQ/FT, a storage Building 1,200 SQ/FT, and a 900 SQ/FT Barn with horse paddocks. Quick and Easy access to the USA Border and Fraser Highway