



**6099 228 STREET, LANGLEY**

4.89 ACRES • 2 HOUSES & BUILDINGS



**FARMS IN BC**  
REAL ESTATE GROUP



## ABOUT THE PROPERTY

**PRICE \$3,300,000**

**Frontage:** 344.16 ft (228 Street)

**Depth:** 617.45 ft

**4.89 ACRES WITH 2 HOMES AND A LARGE BUILDING.** The Main Home offers 3,388 SQ/FT with 6 Bedrooms and 5 Bathrooms and was fully renovated in 2016. The Second Home is a newer 1,900 SQ/FT doublewide manufactured home with 3 Bedrooms and 2 Bathrooms. A versatile 7,000 SQ/FT Building with mezzanine provides abundant storage, offices, and the option for two bay doors. The property is beautifully landscaped, set in a quiet park-like setting on a no-through road, while being conveniently close to all amenities with easy access to Fraser Highway and Highway #1.



- PID 004-439-392
- MLS R3043307
- GROSS TAX \$3,552.31 - 2023
- ZONING RU-3

### DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document













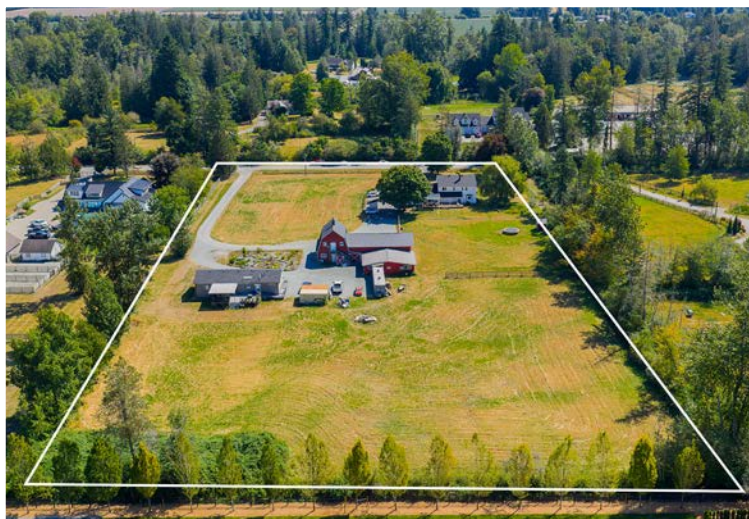




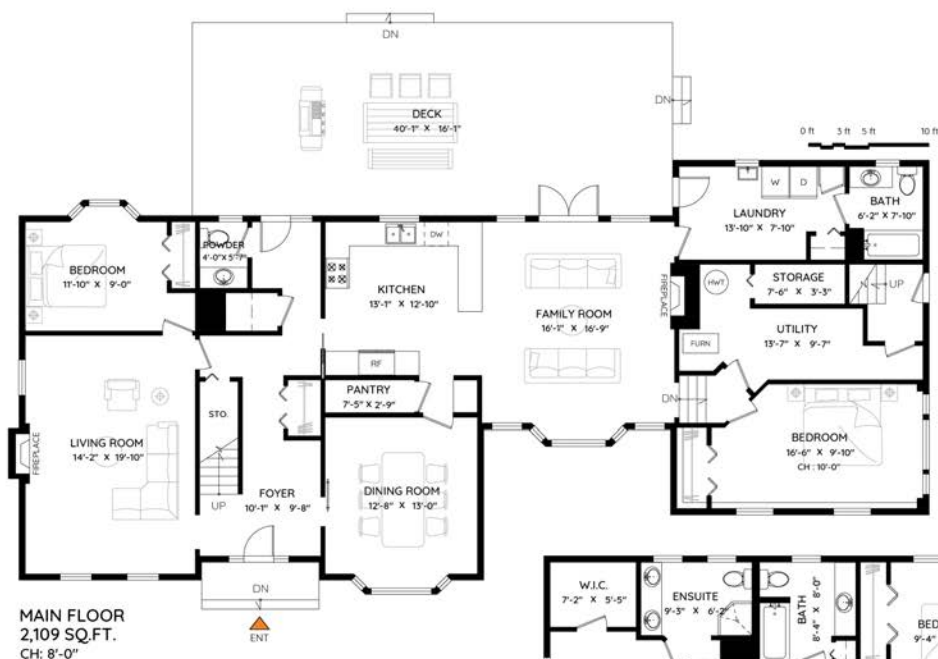




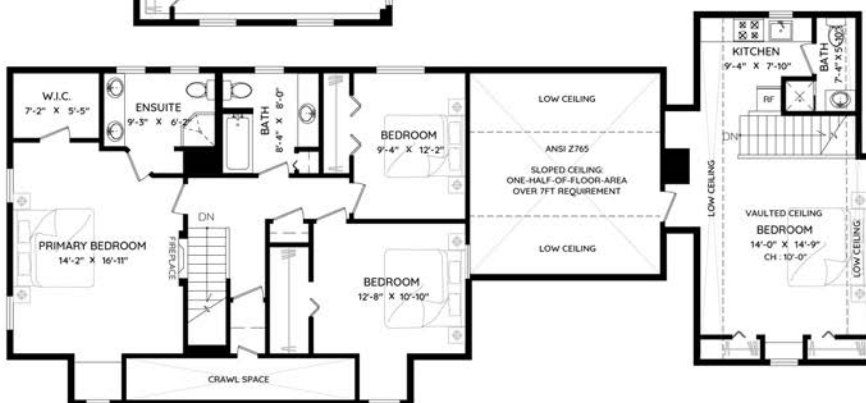




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LANGLEY, BC



**UPPER FLOOR**  
1,279 SQ.FT.  
CH: 8'-0"



MAIN	2,109 SQ.FT.
UPPER	1,279 SQ.FT.
<b>TOTAL</b>	<b>3,388 SQ.FT.</b>
DECK	647 SQ.FT.

## NAV SEKHON

FARMS IN BC REAL ESTATE GROUP

**604-782-0988**

nav@farmsinbc.com

CO-LISTING AGENT:

**JOEL SCHACTER**

RE/MAX TREE LAND REALTY

**604-290-2939**

joel@elevationrealestate.ca

**exp**  
REALTY

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