

Active
R3041020

 Board: F, Detached
 House with Acreage

6290 272 STREET

 Langley
 County Line Glen Valley
 V4W 1S6

\$7,900,000 (LP)
 (SP)

 Days on Market: **0**
 Orig. Price: **\$7,900,000**
 Prev. Price: **\$0**

 List Date: **9/2/2025**
 Expiry Date: **9/2/2026**

 Seller's Acceptance Date:
 Subject Removal Date:
 Completion Date:

Meas. Type:	Feet	If new, GST/HST	Approx. Year Built:	1936
Frontage (feet):	1,375.00	Bedrooms:	Age:	89
Frontage (metres):	419.10	Bathrooms:	Zoning:	RU-3
Depth / Size:	2,613.51	Full Baths:	Gross Taxes:	\$3,168.02
Lot Area (sq.ft.):	0.00	Half Baths:	For Tax Year:	2024
Lot Area (acres):	93.18	Rear Yard Exp:	Tax Inc. Utilities?:	No
Flood Plain:	No	P.I.D.:	Tour:	Virtual Tour URL
View:	Yes : Mountain and Valley			

 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: **Wood**
 Foundation: **Concrete Perimeter**

 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**

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

 Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Carport & Garage, Open**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner** Land Lease Expiry Year:
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish:

 Type of Roof: **Asphalt**

 Legal: **PART NW1/4, SECTION 8, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN S 15 CHAINS & E 33' & 82080, MANUFACTURED HOME REG.# 20577, CSA# 35393**

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

 Amenities: **Barn, Workshop Detached**

 Site Influences: **Private Setting, Rural Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,051
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,051 sq. ft.
Unfinished Floor:	1,051
Grand Total:	2,102 sq. ft.
Fir Area (Det'd 2nd Res):	sq. ft.

Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Main	Living Room	12'10"x11'0"			x	Floor #Pcs
Main	Kitchen	12'3"x13'2"			x	Main 4
Main	Dining Room	12'3"x7'6"			x	
Main	Family Room	19'9"x19'			x	
Main	Den	11'11"x6'5"			x	
Main	Bedroom	8'9"x9'11"			x	Main 2
Main	Bedroom	13'2"x11'0"			x	
Main	Recreation Room	12'3"x27'4"			x	
		x			x	
		x			x	
		x			x	
		x			x	

 Suite: **None**
 Basement: **Unfinished**

 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**

 Manuf Type:
 MHR#: **20577**
 ByLaw Restrictions:

 Registered in MHR?: **Yes**
 CSA/BCE: **35393**

 PAD Rental: **\$0.00**
 Maint. Fee:

 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 2:
 List Desig Agt 2:
 Buyer's Broker 1:
 Buyer's Agent 1:
 Owner:
 Commission:

 List Broker 3:
nav@farmsinbc.com

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

 Occupancy: **Owner**
 Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must**
 Remarks: **provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

93.18 ACRES WITH TWO HOMES. First time on the market, this trophy property is great for building an Estate Home with a park-like setting and mountain views. Currently, the main house spans, 2,102 sqft. and offers 2 bedrooms, and 2 bathrooms and a mobile home is 980 sqft with 2 bedrooms and 1 bathroom. The property also boasts 3 barns 4,500 sqft, 2,000 sqft and 1,200 sqft. Fertile soil and is great for growing various crops like blueberries, and vegetables or for any livestock and or equestrian farm. The location is convenient, close to Gloucester Industrial Park and other various amenities, and offers easy access to Fraser Highway, Highway #1 and the USA Border.