



Active

R3007218

Board: F, Detached
House with Acreage

1550 227 STREET

Langley
Campbell Valley
V2Z 1K6

\$2,195,000 (LP)
(SP)



Days on Market: **150** List Date: **5/30/2025** Seller's Acceptance Date:
Orig. Price: **\$2,350,000** Expiry Date: **5/30/2026** Subject Removal Date:
Prev. Price: **\$2,350,000** Completion Date:

Meas. Type: **Feet** If new, GST/HST
Frontage (feet): **237.90** Bedrooms: **3** Approx. Year Built: **1977**
Frontage (metres): **72.51** Bathrooms: **2** Age: **48**
Depth / Size: **947.8** Full Baths: **2** Zoning: **RU-3**
Lot Area (sq.ft.): **0.00** Half Baths: **0** Gross Taxes: **\$4,893.32**
Lot Area (acres): **5.16** Rear Yard Exp: **East** For Tax Year: **2024**
Flood Plain: **No** P.I.D.: **006-220-045** Tax Inc. Utilities?: **No**
View: **No** Tour: **Virtual Tour Link**

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

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

Style of Home: **Basement Entry**
Construction: **Frame - Metal, Other**
Exterior: **Vinyl**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**

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

Total Parking: **2** Covered Parking: **2** 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: **Wall/Wall/Mixed**

Type of Roof: **Other, Tile - Concrete**

Legal: **LOT 21, PLAN NWP41661, PART NE1/4 OF NW1/4, SECTION 8, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Cleared, Private Setting**

Features:

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

Finished Floor (Main):	960	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	23'x19'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'6"x13'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	8'6"x8'			x	
Finished Floor (Basement):	960	Bsmt	Primary Bedroom	22'6"x9'6"			x	
Finished Floor (Total):	1,920 sq. ft.	Bsmt	Bedroom	10'6"x8'10"			x	
Unfinished Floor:	0	Bsmt	Bedroom	10'6"x8'10"			x	Bsmt 4
Grand Total:	1,920 sq. ft.	Bsmt	Laundry	8'x7'			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite: None				x			x	
Basement: Fully Finished				x			x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **7** MHR#: CSA/BCE: 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

3:

3:

Appointments: **Touchbase**
Call: **TOUCHBASE**
Phone: **604-360-1049**

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.**

5.16 ACRES House and Acreage! This property features a 1,920 SQ/FT Home with 3 Bedrooms and 2 Bathrooms and a beautiful pond at the back of the property. It is great for all sorts of farming or to build an estate home. Easy access to all amenities, 16 Avenue, Fraser Highway, and the USA Border.