

Active
R3057179

 Board: F, Detached
 House with Acreage

19890 16 AVENUE

 Langley
 Campbell Valley
 V2Z 1K1

\$4,995,000 (LP)
 (SP)


Days on Market: 6	List Date: 10/14/2025	Seller's Acceptance Date:
Orig. Price: \$4,995,000	Expiry Date: 10/14/2026	Subject Removal Date:
Prev. Price: \$0		Completion Date:

Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 2024
Frontage (feet): 152.88	Bedrooms: 9	Age: 1
Frontage (metres): 46.60	Bathrooms: 9	Zoning: RU-1
Depth / Size: 1319.88	Full Baths: 8	Gross Taxes: \$11,927.38
Lot Area (sq.ft.): 0.00	Half Baths: 1	For Tax Year: 2025
Lot Area (acres): 4.63	Rear Yard Exp: South	Tax Inc. Utilities?: No
Flood Plain: No	P.I.D.: 001-473-808	Tour: Virtual Tour URL
View: Yes : Valley Views		

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

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

Style of Home: 3 Storey w/Bsmt	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Detached Grge/Carport, Open
Exterior: Brick, Stone, Stucco	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
	Title to Land: Freehold NonStrata Land Lease Expiry Year:
Renovations:	Seller's Interest: Registered Owner
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: No : Provided upon acceptance.
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Radiant	Fixtures Rmvd: No :
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Tile, Carpet

Type of Roof: **Asphalt**

 Legal: **LOT 35, PLAN NWP40862, PART NE1/4, SECTION 10, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

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

 Amenities: **Barn, Guest Suite, Pool; Outdoor, Storage, Workshop Detached**

 Site Influences: **Central Location, Private Setting, Recreation Nearby, Rural Setting**

 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,903	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,344	Main	Foyer	24'x16'	Above	Bedroom	13' x 12'11"	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Office	13'x12'10"	Above	Bedroom	12' x 13'	Main	2
Finished Floor (Below):	0	Main	Pantry	8'8x3'10"	Above	Walk-In Closet	10'6 x 6'6"	Above	3
Finished Floor (Basement):	2,903	Main	Mud Room	12'x8'	Above	Bedroom	15' x 13'8"	Bsmt	4
Finished Floor (Total):	8,150 sq. ft.	Main	Wok Kitchen	8'x12'	Above	Walk-In Closet	12'6 x 5'6"		
Unfinished Floor:	0	Main	Kitchen	13'5x22'6"	Above	Laundry	8'6 x 8'0"	Main	3
Grand Total:	8,150 sq. ft.	Main	Dining Room	15'x18'4"	Bsmt	Bar Room	9' x 12'11"	Above	3
		Main	Family Room	24'x21'	Bsmt	Recreation Room	24' x 24'5"	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Playroom	11'6x13'8"	Bsmt	Bedroom	9'4 x 11'4"		
		Main	Bedroom	15'x16'10"	Bsmt	Living Room	20'10 x 16'4"	Above	5
Suite: Legal Suite		Main	Walk-In Closet	5'6x5'10"	Bsmt	Kitchen	16'2 x 5'	Above	4
Basement: Fully Finished		Above	Primary Bedroom	21'6x15'	Bsmt	Bedroom	12'10 x 11'5"	Bsmt	4
		Above	Walk-In Closet	21'6x12'	Bsmt	Utility	9'0 x 8'		

Crawl/Bsmt. Ht: # of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 4 # of Rooms: 30	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506	List Broker 3: Angell, Hasman & Associates Realty Ltd. - Office:
List Desig Agt 1: Nav Sekhon - PREC - Phone: 604-782-0988	nav@farmsinbc.com
List Broker 2: Angell, Hasman & Associates Realty Ltd. - Office: 604-921-1188	
List Desig Agt 2: Mandeep Basi PREC* - Phone: 604-780-2507	3:Sidra Subzwari - Contc: 604-356-0077
Buyer's Broker 1:	Appointments: Touchbase
Buyer's Agent 1:	Call: TOUCHBASE
Owner:	Phone: 604-782-0988
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.**

4.63 ACRES WITH ESTATE HOME AND MULTIPLE BUILDINGS. A long, gated driveway leads to an 8,150 SQ/FT custom-built estate home (2024), perfectly positioned for privacy and valley views. This luxurious home features 9 bedrooms, most with walk-in closets and private ensuites (6 bathrooms total), two grand staircases, open-concept living, a chef's kitchen with walk-in fridge, and a recreation room with bar and lounge. Enjoy resort-style living with an outdoor pool and 2-bedroom suite ideal for multigenerational families. Includes a 2,200 SQ/FT detached garage, 1,900 SQ/FT heated building, and 550 SQ/FT barn. Fertile soil offers crop potential and income opportunities, near Campbell Valley Park and major highways.