



**5981 248 STREET, LANGLEY**

2.99 ACRES • LAND ONLY



**FARMS IN BC**  
REAL ESTATE GROUP

## ABOUT THE PROPERTY

**IDEAL 2.99 ACRE ESTATE LOT WITH CITY WATER.** A rare opportunity to secure a premium square, fully cleared and usable building lot in one of Langley's most desirable locations – just 5 minutes from Highway 1. No creeks, easements, or rights of way. This property offers outstanding flexibility for a luxury farmhouse estate with coach house. Located next to Krause Berry Farms & Estate Winery and Otter Trail Winery, the setting delivers a true winery-adjacent lifestyle while remaining minutes to shopping, schools, and recreation. Situated on a highly sought-after location and offered for the first time in over 30 years, this is a rare chance to build your legacy estate in the Salmon River area of Langley.

**PRICE \$2,495,000**

**Frontage:** 331.03 ft (248 Street)

**Depth:** 393.04 ft



- PID 007-265-727
- MLS R3083396
- GROSS TAX \$6,418.80 - 2025
- ZONING SR-3

### DUE DILIGENCE DOCUMENTS

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





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**exp**  
 REALTY

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