


Active R3081834 Board: V, Detached House with Acreage		10641 LADNER TRUNK ROAD Ladner East Delta V4G 1K2		\$4,400,000 (LP) (SP)																																																																																
		Days on Market: 3 Orig. Price: \$4,400,000 Prev. Price: \$0		List Date: 1/23/2026 Expiry Date: 1/23/2027																																																																																
		Seller's Acceptance Date: Subject Removal Date: Completion Date:		Meas. Type: Feet Frontage (feet): 329.98 Frontage (metres): 100.58 Depth / Size: 2,964.20 Lot Area (sq.ft.): 0.00 Lot Area (acres): 21.98 Flood Plain: Yes View: Yes : Mountain Views																																																																																
		If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 2 Full Baths: 2 Half Baths: 0 Rear Yard Exp: 013-228-625 P.I.D.: 013-228-625		Approx. Year Built: 1950 Age: 76 Zoning: A-1 Gross Taxes: \$2,785.75 For Tax Year: 2024 Tax Inc. Utilities?: No Tour: Virtual Tour URL																																																																																
		Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water		Sewer Type: Septic Water Supply: City/Municipal																																																																																
Style of Home: Rancher/Bungalow Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: None Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Patio(s) Type of Roof: Asphalt		Total Parking: Covered Parking: Parking Access: Parking: Garage; Double, Garage; Triple, Open Driveway Finish: Dist. to Public Transit: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: No : Upon Accepted Offer Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																		
Legal: PARCEL D, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, OF PCL A, OF THE NW QTR & THE SW QTR SEC 2, EXP PL16103		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																		
Amenities: Barn, Garden, In Suite Laundry, Workshop Detached Site Influences: Cleared, Recreation Nearby, Shopping Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW, Windows - Thermo		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"> Finished Floor (Main): 1,800 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,800 sq. ft. Unfinished Floor: 0 Grand Total: 1,800 sq. ft. Flr Area (Det'd 2nd Res): sq. ft. </td> <td style="width: 20%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>17'x12'</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>12'x12'</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>0'x0'</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>14'x12'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'x12'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'x11'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>20'x22'</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </table> </td> <td style="width: 20%;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </table> </td> <td style="width: 20%;"> Bathrooms Floor #Pcs Main 4 Main 4 </td> </tr> </table>				Finished Floor (Main): 1,800 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,800 sq. ft. Unfinished Floor: 0 Grand Total: 1,800 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>17'x12'</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>12'x12'</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>0'x0'</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>14'x12'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'x12'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'x11'</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>20'x22'</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </table>	Floor	Type	Dimensions	Main	Living Room	17'x12'	Main	Dining Room	12'x12'	Main	Kitchen	0'x0'	Main	Primary Bedroom	14'x12'	Main	Bedroom	11'x12'	Main	Bedroom	11'x11'	Main	Bedroom	20'x22'			x			x			x			x			x			x	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> <tr> <td></td> <td></td> <td>x</td> </tr> </table>	Floor	Type	Dimensions			x			x			x			x			x			x			x			x			x			x	Bathrooms Floor #Pcs Main 4 Main 4
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Suite: None Basement: Crawl Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 7		Manuf Type: Registered in MHR?: MHR#: CSA/BCE: ByLaw Restrictions: PAD Rental: 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: 604-782-0988																																																																																
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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. Remarks:																																																																																				
21.98 ACRES - Property offering excellent income potential. Features a 1,800 SQ/FT Home with 4 bedrooms and 2 bathrooms, plus a 667 sq. ft. detached garage. Farm infrastructure includes a 2,145 SQ/FT. Barn with three large bay doors and two poly greenhouses, 5,760 SQ/FT each. Fertile soil is ideal for vegetables, blueberries, and other crops. Currently leased to a nursery operation with the option to purchase all equipment and inventory for a turnkey business. High-traffic location close to amenities with easy access to Hwy #91, Hwy #99, and Hwy #10.																																																																																				