


Active **19890 16 AVENUE** **\$4,499,500 (LP)**
R3096828 Langley (SP)
 Board: F, Detached Campbell Valley
 House with Acreage V2Z 1K1



Days on Market: **0** List Date: **3/10/2026** Seller's Acceptance Date:
 Orig. Price: **\$4,499,500** Expiry Date: **3/10/2027** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: **0** Approx. Year Built: **2024**
 Frontage (feet): **152.88** Bedrooms: **9** Age: **2**
 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**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stone, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 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., Detached Grge/Carport, Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : Provided upon acceptance.**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Tile, Carpet**

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, CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,903	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,344	Main	Foyer	24' x 16'	Above	Bedroom	13' x 12'11"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Office	13' x 12'10"	Above	Bedroom	12' x 13'	Main 2
Finished Floor (Below):	0	Main	Pantry	8'8 x 3'10"	Above	Walk-In Closet	10'6 x 6'6"	Above 3
Finished Floor (Basement):	2,903	Main	Mud Room	12' x 8'	Above	Bedroom	15' x 13'8"	Bsmt 4
Finished Floor (Total):	8,150 sq. ft.	Main	Wok Kitchen	8' x 12'	Above	Walk-In Closet	12'6 x 5'6"	Main 3
Unfinished Floor:	0	Main	Kitchen	13'5 x 22'6"	Above	Laundry	8'6 x 8'0"	Above 3
Grand Total:	8,150 sq. ft.	Main	Dining Room	15' x 18'4"	Bsmt	Bar Room	9' x 12'11"	Bsmt 4
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	24' x 21'	Bsmt	Recreation Room	24' x 24'5"	Above 5
Suite: Legal Suite		Main	Playroom	11'6 x 13'8"	Bsmt	Bedroom	9'4 x 11'4"	Above 4
Basement: Fully Finished		Main	Bedroom	15' x 16'10"	Bsmt	Living Room	20'10 x 16'4"	Above 4
Crawl/Bsmt. Ht:	# of Levels: 3	Above	Walk-In Closet	5'6 x 5'10"	Bsmt	Kitchen	16'2 x 5'	Bsmt 4
# of Kitchens: 4	# of Rooms: 30	Above	Primary Bedroom	21'6 x 15'	Bsmt	Bedroom	12'10 x 11'5"	
			Walk-In Closet	21'6 x 12'	Bsmt	Utility	9'0 x 8'	

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 Broker 3:
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
 List Broker 2: 3: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **TOUCHBASE**
 Buyer's Broker 1: 3: Phone: **604-782-0988**
 Buyer's Agent 1: 3:
 Owner:
 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.