



Active

R3080278

Board: F, Detached
House with Acreage

17027 40 AVENUE

Cloverdale
Serpentine
V3S 0L5

\$3,485,000 (LP)
(SP)



Days on Market: 0	List Date: 1/22/2026	Seller's Acceptance Date:
Orig. Price: \$3,485,000	Expiry Date: 1/22/2027	Subject Removal Date:
Prev. Price: \$0		Completion Date:
Meas. Type: Feet	If new, GST/HST inc?:	Approx. Year Built: 1960
Frontage (feet): 313.54	Bedrooms: 4	Age: 66
Frontage (metres): 95.57	Bathrooms: 2	Zoning: A-1
Depth / Size: 1311.41(9)	Full Baths: 2	Gross Taxes: \$2,096.18
Lot Area (sq.ft.): 0.00	Half Baths: 0	For Tax Year: 2025
Lot Area (acres): 9.43	Rear Yard Exp:	Tax Inc. Utilities?: No
Flood Plain: Yes	P.I.D.: 000-612-286	Tour:
View: : Mountain and Valley		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Septic, Water		

Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail., Open	
Exterior: Stucco	Driveway Finish:	
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:
Renovations: Partly	Seller's Interest: Registered Owner	
# of Fireplaces: 0 R.I. Fireplaces:	Property Disc.: Yes:	
Fireplace Fuel: None	Fixtures Leased: No :	
Fuel/Heating: Natural Gas	Fixtures Rmvd: No :	
Outdoor Area: None	Floor Finish:	
Type of Roof: Asphalt		

Legal: **LOT 5, PLAN NWP9996, PART SW1/4, SECTION 31, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, 9.44 AC**

Amenities:

Site Influences: **Central Location, Cleared, Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main):	908	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	10'6"x11'8"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Primary Bedroom	10'7"x10'6"			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	10'7"x10'1"			x	
Finished Floor (Basement):	908	Main	Living Room	16'5"x11'5"			x	
Finished Floor (Total):	1,816 sq. ft.	Bsmt	Bedroom	10'8"x10'0"			x	Bsmt 3
Unfinished Floor:	0	Bsmt	Bedroom	10'8"x10'0"			x	
Grand Total:	1,816 sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite				x			x	
Basement: Fully Finished, Separate Entry				x			x	

Crawl/Bsmt. Ht:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 6	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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:

2:

3:

Appointments:

Call:

Phone:

Touchbase

TOUCHBASE

604-360-1049

Occupancy: **Tenant**

Realtor **All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for**
Remarks: **showing. For more details and images, browse our website at www.farmsinbc.com.**

9.43 ACRES WITH TWO HOUSES AND BLUEBERRY FARM! Rare opportunity to build your dream home of 5,400 SQ/FT 600 Feet from 40 Avenue, and access to all utilities (City Water, Gas, Hydro, and Electricity). Centrally located just east of Morgan Creek with amazing valley and mountain views. The property has 2 - 1,800 square feet of houses. The first house has 2 bedrooms & 1 bath with an unfinished basement; the second house has a total of 4 bedrooms & 2 baths. 10,000 SQ/FT Preload area approved for a 7,700 SQ/FT Building. The property is planted in three-year-old Liberty variety blueberry with full drip irrigation. Close to all amenities; schools, transit, and shopping. Easy access to Highway #10, Highway #15, and the US Border.