



2157 224 STREET, LANGLEY

8.01 ACRES • HOUSE & BLUEBERRY FARM


F FARMS IN BC
REAL ESTATE GROUP

ABOUT THE PROPERTY

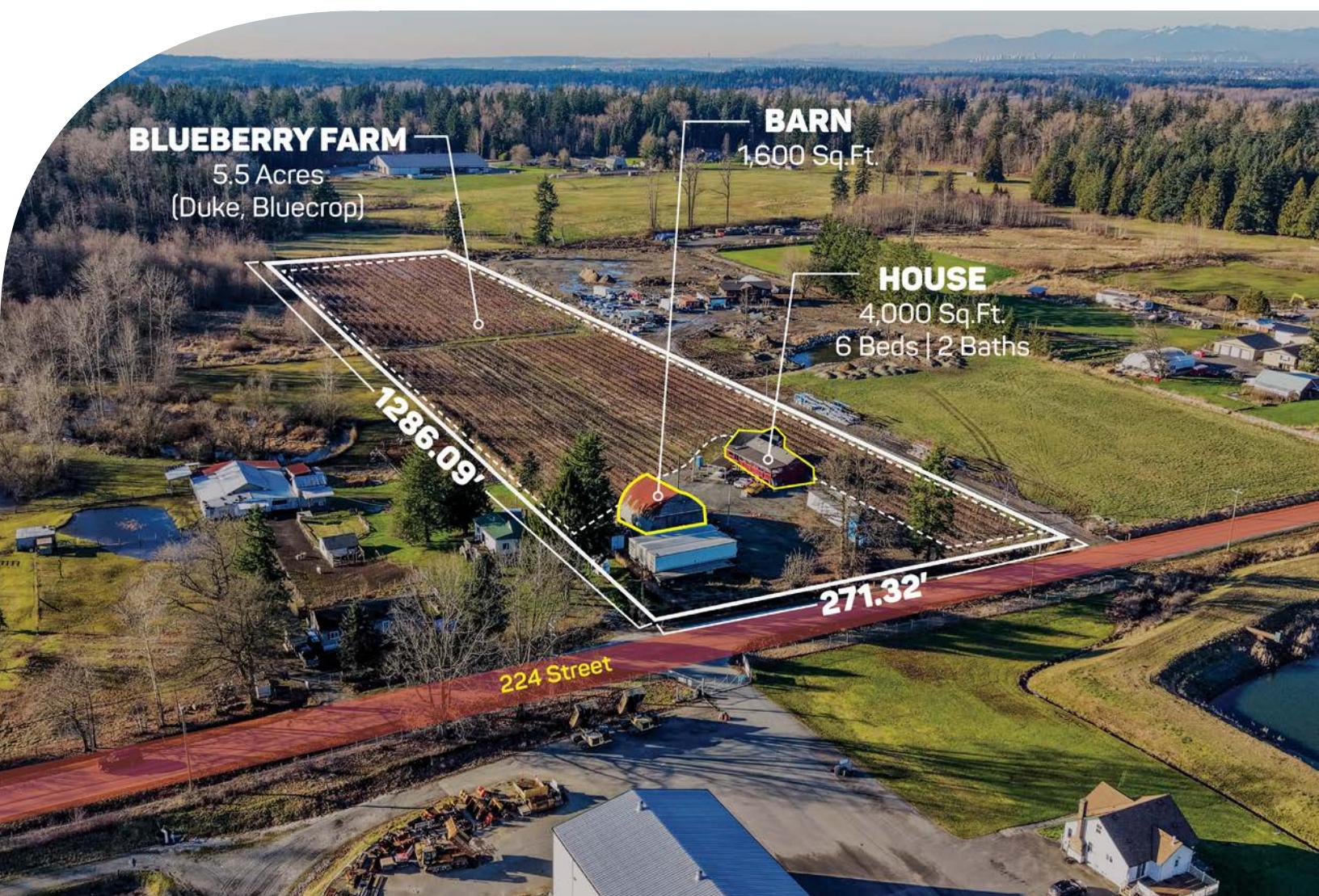
8.01 ACRES WITH HOUSE AND BLUEBERRY FARM!

Exceptional opportunity to build your dream home in the highly desirable South Langley area. The property currently features an approximately 4,000 SQ/FT Home offering 6 bedrooms and 2 bathrooms. Also included is a 1,600 SQ/FT Quonset barn, ideal for agricultural use or additional storage. Situated on fertile soil, the farm boasts 5.5 acres of established blueberry production, including 2 acres of Duke and 3.5 acres of Bluecrop varieties, all planted in 2016. Conveniently located with easy access to local amenities, 16 Avenue, Fraser Highway, and the USA border.

PRICE \$2,850,000

Frontage: 271.32 ft (224 Street)

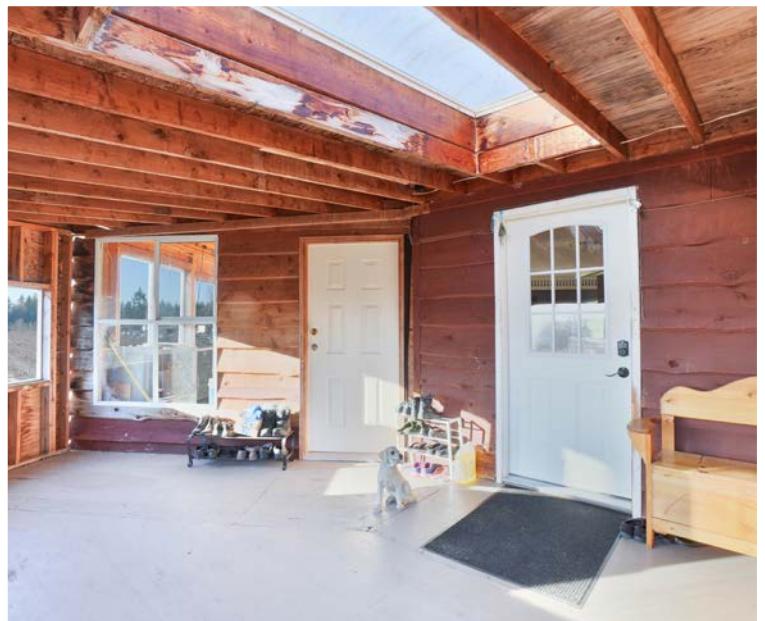
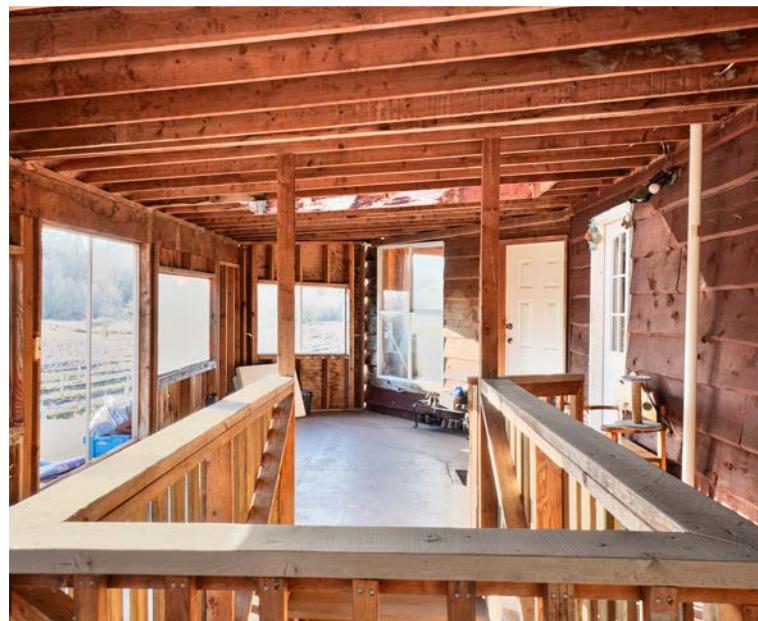
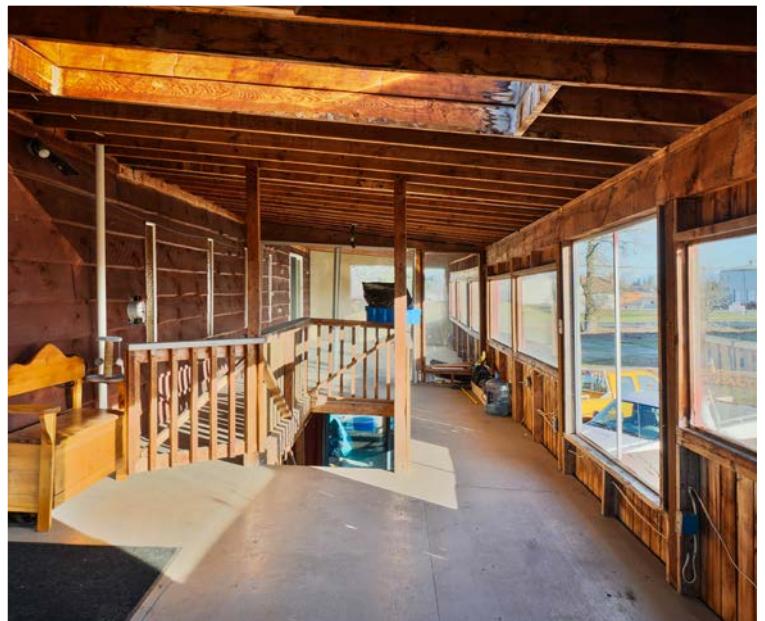
Depth: 1286.09 ft



- PID 000-604-780
- MLS R3087831
- **GROSS TAX** \$7,071.83 - 2025
- **ZONING** RU-3

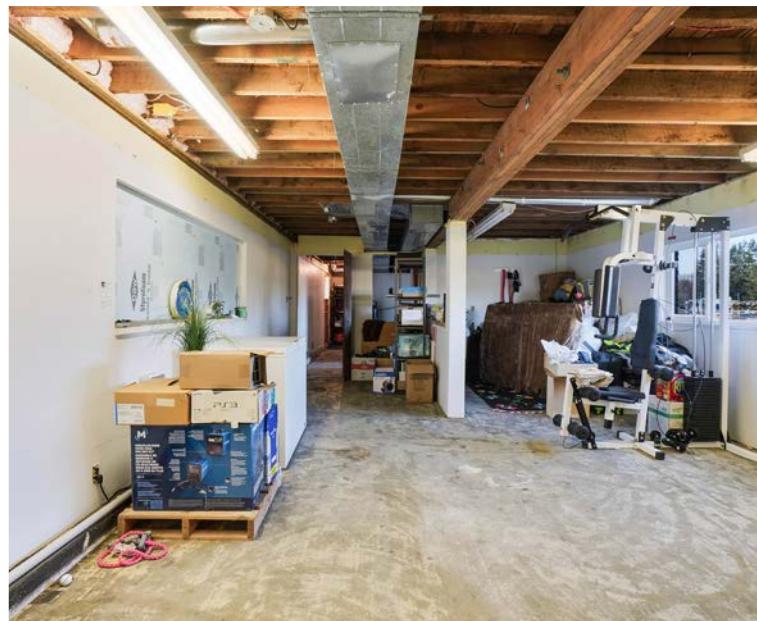
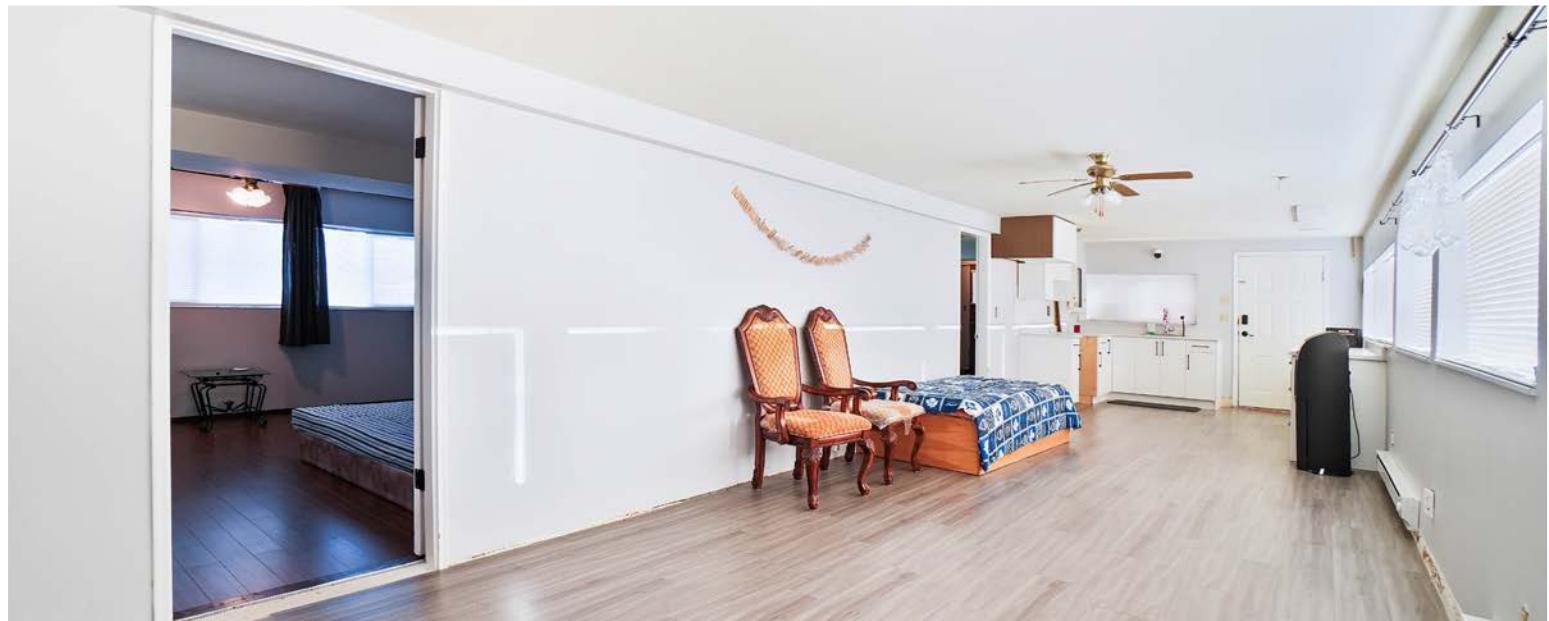
DUE DILIGENCE DOCUMENTS

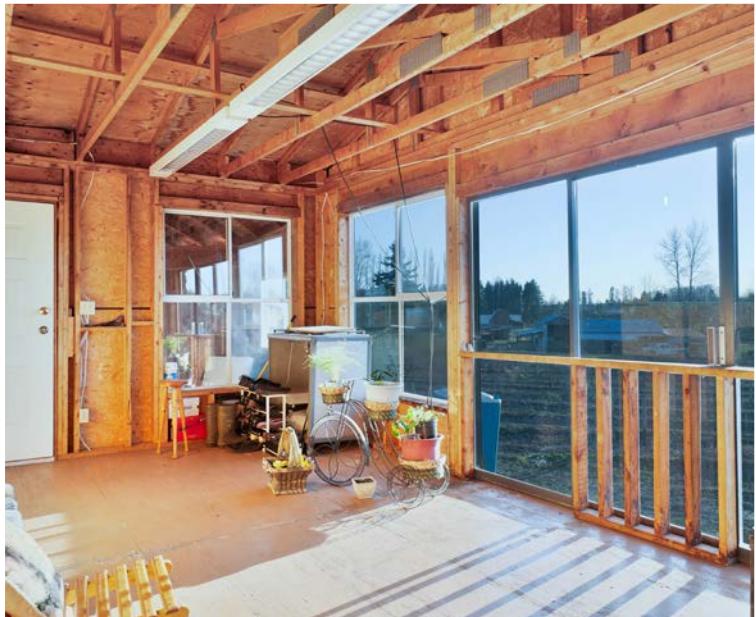
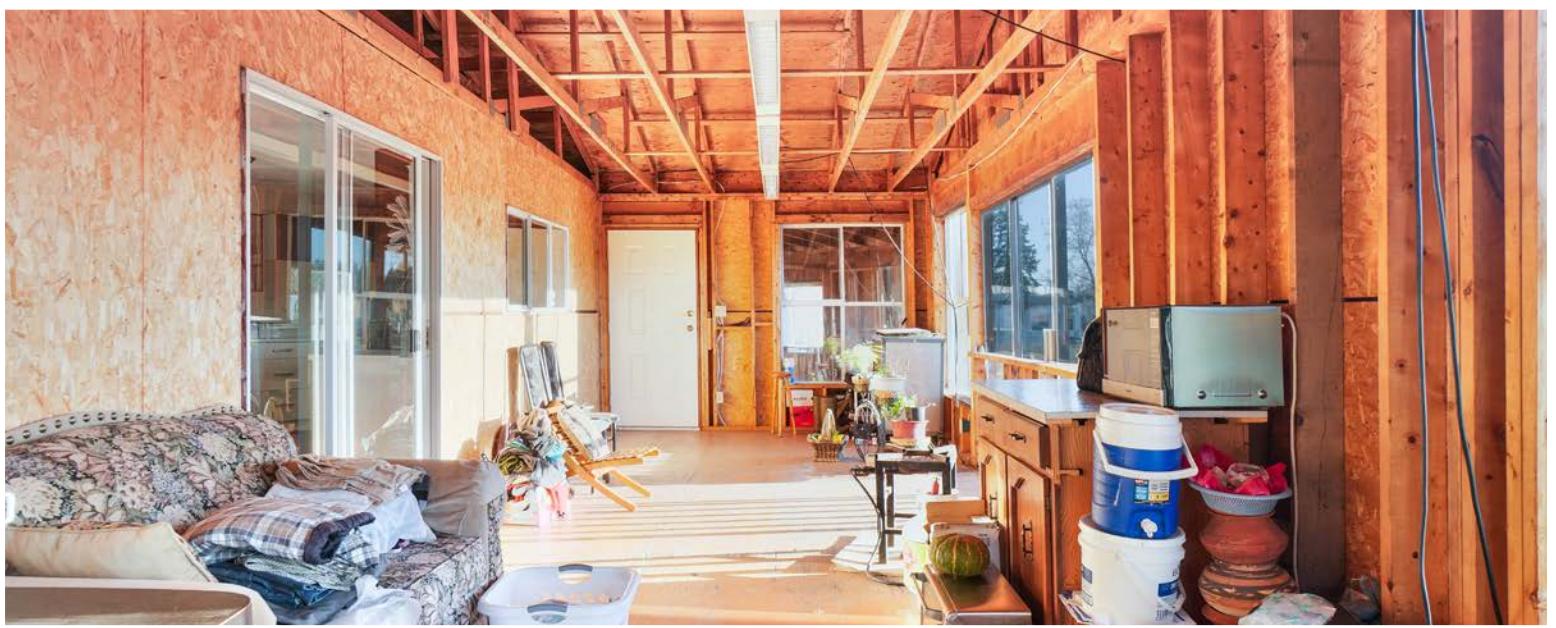
- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document

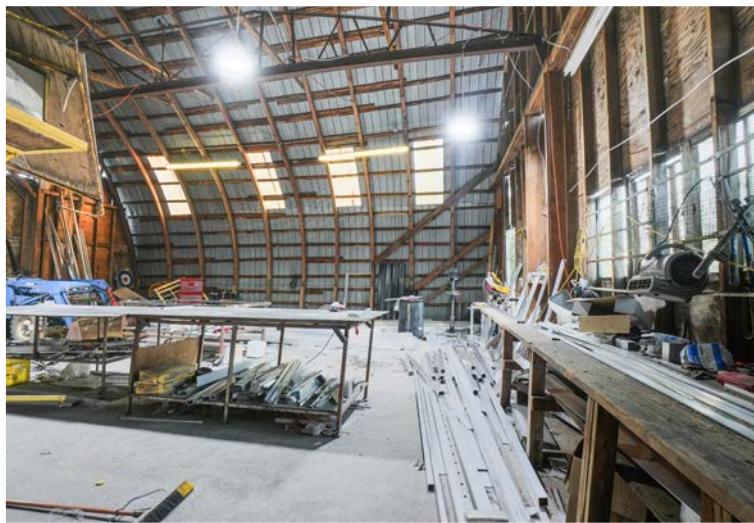
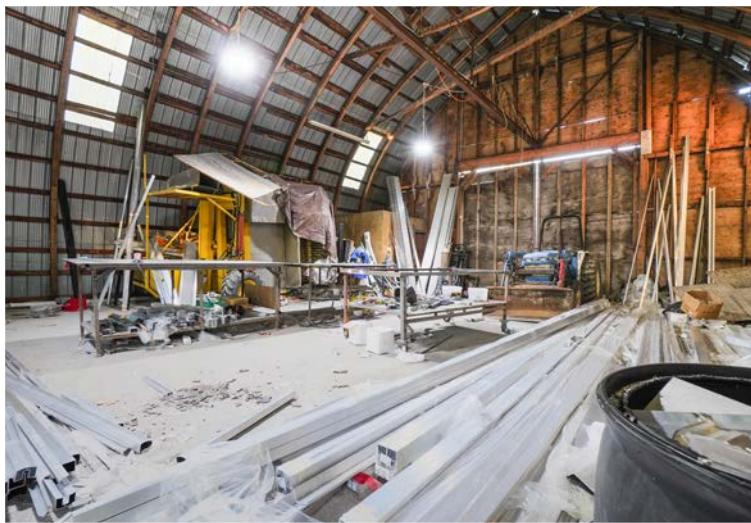












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