



Active		5981 248 STREET		\$2,495,000 (LP)											
R3083396		Langley		(SP)											
Board: F , Land Only		Salmon River													
Other		V4W 1C3													
		Days on Market: 1		List Date: 2/2/2026											
		Orig Price: \$2,495,000		Expiry Date: 2/2/2027											
		Prev Price: \$0		Seller's Acceptance Date:											
		Frontage: 331.03		Subdiv/Complex:											
		Meas. Type: Feet		P.I.D.: 007-265-727											
		Frontage Metric:		Taxes: \$6,418.80											
		Depth: 393.04		For Tax Year: 2025											
		Price/SqFt:		Zoning: SR-3											
		Sub-Type:		Rezoneable?:											
		Exposure: East		Flood Plain: No		<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>2.99</td> </tr> <tr> <td>Hect:</td> <td>1.21</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </tbody> </table>		Lot Area		Acres:	2.99	Hect:	1.21	SqFt:	0.00
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Acres:	2.99														
Hect:	1.21														
SqFt:	0.00														
SqM:	0.00														
Permitted Use: House/Single Family															
Title to Land: Freehold NonStrata															
Tour: Virtual Tour URL															
View - Specify		Mountains, Farms													
Sanitary Sewer: None		Property Access: Road Access		First Nation Reserve:											
Storm Sewer: None		Parking Access:													
Water Supply: City/Municipal		Fencing:													
Electricity: Available		Property in ALR/FLR: Yes - Agricultural Land													
Natural Gas: Available		Seller's Interest: Registered Owner													
Telephone Service: Available Nearby		Information Pkg: Yes													
Cable Service: Available Nearby		Sign on Property: Y													
Prospectus: Not Required		Sketch Attached: Yes													
Develop Permit: No		Property Disclosure: Yes													
Bldg Permit Apprv: No		Trees Logged in last 2yr?: No													
Building Plans: Not Available		Perc Test Avail:													
		Perc Test Date:													
Legal: LOT 14, PLAN NWP35978, PART SE1/4, SECTION 10, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT															
Site Influences:															
Restrictions: Other															
Commission: 3.22% OF THE FIRST \$100,000 AND 1.15% OF THE REMAINDER															
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506		List Sales Rep 1: Jay Khakh - Phone: 604-418-2937		Appointments: Touchbase											
List Sales Rep 2: Nav Sekhon - PREC - Phone: 604-782-0988		List Broker 2: eXp Realty of Canada, Inc. - OFC: 833-817-6506		Call: Touchbase											
List Broker 3:		List Sales Rep 3:		Phone: 604-418-2937											
Buyer's Broker 1:		Buyer's Agent 1:		3:											
Buyer's Broker 2:		Buyer's Agent 2:													
Owner:															
<p>Realtor Remarks: 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, please browse our website at www.farmsinbc.com.</p>															
<p>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.</p>															