

**Active**  
**R3083396**  
Board: F, Land Only  
Other

**5981 248 STREET**  
Langley  
Salmon River  
V4W 1C3

**\$2,495,000 (LP)**  
(SP)



Days on Market: **1** List Date: **2/2/2026** Seller's Acceptance Date:  
Orig Price: **\$2,495,000** Expiry Date: **2/2/2027** Subject Removal Date:  
Prev Price: **\$0** Completion Date:

Frontage: **331.03** Subdiv/Complex:  
Meas. Type: **Feet** P.I.D.: **007-265-727**  
Frontage Metric:  
Depth: **393.04** For Tax Year: **2025**  
Price/SqFt:  
Sub-Type:  
Exposure: **East** Flood Plain: **No**  
Permitted Use: **House/Single Family**  
Title to Land: **Freehold NonStrata**  
Tour: **Virtual Tour URL**  
View - Specify

Taxes: **\$6,418.80**  
Zoning: **SR-3**  
Rezoneable?:  
Lot Area  
Acres: **2.99**  
Hect: **1.21**  
SqFt: **0.00**  
SqM: **0.00**

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **Available**  
Natural Gas: **Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **Yes - Agricultural Land**  
Seller's Interest: **Registered Owner**  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **Yes**  
Property Disclosure: **Yes:**  
Trees Logged in last 2yr?: **No**  
Perc Test Avail:  
Perc Test Date:

First Nation Reserve:  
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**

Touchbase  
Touchbase  
604-418-293

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**  
List Sales Rep 1: **Jay Khakh - Phone: 604-418-2937**  
List Sales Rep 2: **Nav Sekhon - PREC - Phone: 604-782-0988**  
List Broker 2: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**  
List Broker 3:  
Buyer's Broker 1:  
Buyer's Agent 1:  
Buyer's Broker 2:  
Buyer's Agent 2:  
Owner:

**jay@farmsinbc.com**  
**nav@farmsinbc.com**

Appointments:  
Call:  
Phone:

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, please browse our website at [www.farmsinbc.com](http://www.farmsinbc.com).**  
Remarks:

3:

**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.

**D W H T O W M**

LND Full Realtor The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real 02/03/2026 10:53 AM  
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