



**Active**  
**R3089643**  
Board: F , Detached  
House with Acreage

**4059 184 STREET**  
Cloverdale  
Serpentine  
V3S 0L5

Days on Market: **0**

Orig. Price: **\$4,200,000**

Prev. Price: **\$0**

List Date: **2/20/2026**

Expiry Date: **10/31/2026**

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:



Meas. Type: **Feet**  
Frontage (feet): **591.04**  
Frontage (metres): **180.15**  
Depth / Size: **2567.58'**  
Lot Area (sq.ft.): **0.00**  
Lot Area (acres): **35.62**  
Flood Plain: **Yes**  
View: **No :**

Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Electricity, Natural Gas, Septic, Water**

If new, GST/HST inc?:  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Rear Yard Exp:  
P.I.D.: **004-510-801**

Approx. Year Built: **1961**  
Age: **65**  
Zoning: **A1**  
Gross Taxes: **\$1,509.09**  
For Tax Year: **2025**  
Tax Inc. Utilities?: **No**  
Tour: **Virtual Tour URL**

Sewer Type: **Septic**

Water Supply: **City/Municipal, Well - Drilled**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**

Type of Roof: **Asphalt**

Total Parking: **Covered Parking:**  
Parking: **Add. Parking Avail., Open, RV Parking Avail.**  
Driveway Finish:  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **LOT 5, PLAN NWP3124, PART SE1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN B/L 71878**

Amenities: **Barn, Storage, Workshop Detached**

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

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

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

Finished Floor (Main): <b>900</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): <b>0</b>	<b>Main</b>	<b>Kitchen</b>	<b>10'x12'</b>			<b>x</b>	
Finished Floor (AbvMain2): <b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>14'x16'</b>			<b>x</b>	
Finished Floor (Below): <b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>11'x12'</b>			<b>x</b>	
Finished Floor (Basement): <b>0</b>	<b>Main</b>	<b>Bedroom</b>	<b>10'x11'</b>			<b>x</b>	
Finished Floor (Total): <b>900 sq. ft.</b>				<b>x</b>		<b>x</b>	
Unfinished Floor: <b>0</b>				<b>x</b>		<b>x</b>	
Grand Total: <b>900 sq. ft.</b>				<b>x</b>		<b>x</b>	
Flr Area (Det'd 2nd Res): <b>sq. ft.</b>				<b>x</b>		<b>x</b>	
Suite: <b>None</b>				<b>x</b>		<b>x</b>	
Basement: <b>None</b>				<b>x</b>		<b>x</b>	

Crawl/Bsmt. Ht:	# of Levels:	<b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:	
# of Kitchens:	# of Rooms:	<b>4</b>	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:

Occupancy: **Tenant**

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](http://www.farmsinbc.com).

35.62 ACRE VEGETABLE FARM – This exceptional property features a well-maintained 900 SQ/FT rancher-style home offering 2 Bedrooms and 1 Bathroom. The farm is complemented by a 1,000 SQ/FT. Shed and a spacious 1,700 SQ/FT Barn, providing ample storage and operational space. Ideally situated with 2 road frontages 184 Street and 40 Avenue, the property presents an excellent opportunity to build your dream home, and has fertile soil suitable for a wide variety of crops, fruits, and vegetables. Conveniently located near schools, public transit, Morgan Creek Golf Course, and shopping amenities, with easy access to Highway #10, Highway #15, and the U.S. border.

Touchbase  
**TOUCHBASE**  
**604-782-0988**

Appointments:
Call:
Phone: