FARMS IN BC
REAL ESTATE GROUP

Active
R3089643
Board: F , Detached
House with Acreage

4059 184 STREET
Cloverdale
Serpentine
V3S 0L5

$3,900,000 (LP)
(SP)

Days on Market: **39** List Date: **2/20/2026** Seller's Acceptance Date:
Orig. Price: **$4,200,000** Expiry Date: **10/31/2026** Subject Removal Date:
Prev. Price: **$4,200,000** Completion Date:

Meas. Type:	**Feet**	If new, GST/HST inc?:		Approx. Year Built:	**1961**
Frontage (feet):	**591.04**	Bedrooms:	**2**	Age:	**65**
Frontage (metres):	**180.15**	Bathrooms:	**1**	Zoning:	**A1**
Depth / Size:	**2567.58(3**	Full Baths:	**1**	Gross Taxes:	**$1,509.09**
Lot Area (sq.ft.):	**0.00**	Half Baths:	**0**	For Tax Year:	**2025**
Lot Area (acres):	**35.62**	Rear Yard Exp:		Tax Inc. Utilities?:	**No**
Flood Plain:	**Yes**	P.I.D.:	**004-510-801**	Tour:	**Virtual Tour URL**
View:	**No :**				

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

Sewer Type: **Septic** Water Supply: **City/Municipal, Well - Drilled**

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

Renovations: Reno. Year:
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **None** Metered Water:
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **None**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open, RV Parking Avail.**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
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):	**900**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**900 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**900 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Floor	Type	Dimensions
Main	**Kitchen**	**10'x12'**
Main	**Living Room**	**14'x16'**
Main	**Primary Bedroom**	**11'x12'**
Main	**Bedroom**	**10'x11'**
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**4**

Suite: **None**
Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506** List Broker 3:
List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
List Broker 2:
List Desig Agt 2: 3:
Buyer's Broker 1:
Buyer's Agent 1: 2: 3:
Owner:
Commission:

Appointments: **Touchbase**
Call: **TOUCHBASE**
Phone: **604-782-0988**

Occupancy: **Tenant**

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, browse our website at 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.