

*A Dream Beyond Compare.*

# 16927 40 AVE

COUNTRY LIFESTYLE. COVETED LOCATION.  
AN IRREPLACEABLE LUXURY RESIDENCE.



PRESENTED BY NAV SEKHON + RUPI KAINTH

LAND SIZE

**9.41 ACRES**

INTERIOR

**11,104 SF**

BEDROOMS

**10**

BATHS

**12**

BUILT

**2021**

SUITE(S)

**1**

OFFERED AT \$6,950,000

## 9.41 ACRES | ESTATE HOME + BLUEBERRY FARM

This sunny 9.41 acre estate unites irreplaceable luxury with country living, in a coveted location. 11,000+sf dream home with 'His+Hers' garages, 8.5 acres of established Liberty blueberry in a professional setup AND foundation started for an additional 4,835-sf building with approved plans!

The main residence welcomes you with a custom plastered formal staircase in a grand entryway and a feng shui waterwall. Soaring 25-ft vaulted ceilings decorated with architectural wood beams. Elegant interior design features a limestone fireplace, beautiful chandeliers, interior stone, & a lavish primary ensuite. 10 over-sized bedroom suites, home gym, theatre, sauna, wetbar and temperature controlled wine cellar.

Enjoy mountain views from the walkout accordion doors and upper balconies. Near prestigious amenities including Southridge School and Morgan Creek Golf Course, and easy access to all major routes and the border.









# LUXURY LIVING FEATURES

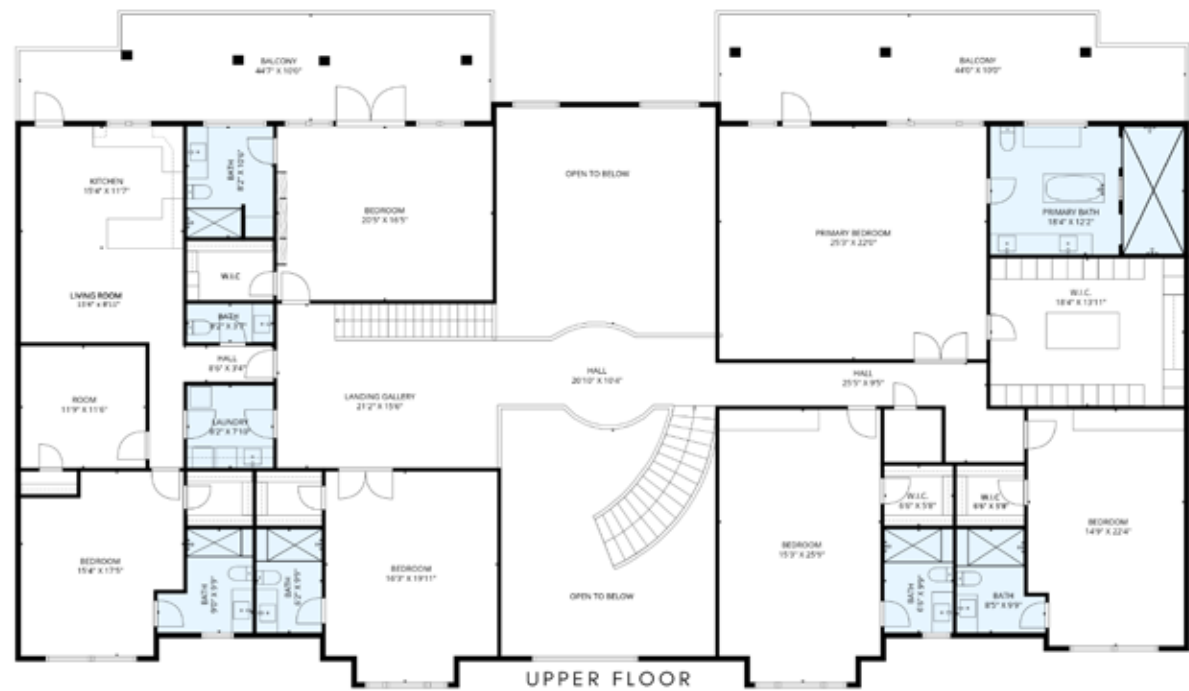
## BUILT FOR PEACE OF MIND

- Mortgage-Helpers
- Open-Concept Floorplan
- Radiant Floor Heating
- 2 x Air-Conditioning Units
- Bedroom and Office on Main Floor
- South-Facing
- Foundation ready for 4800-sf Additional Building
- Security System
- Feng Shui Waterfall
- 4-Car Garage
- Chef's Prep Kitchen with Walk-in Pantry

## LUXURY DETAILS

- Fulgar Milano + Jenn Air appliances
- Custom Mirror Feature Wall
- Wainscoting
- French Doors
- Entertainment Lounge with Wet-Bar
- Sauna by Vancouver Sauna
- Steam Shower
- Home Gym
- Boutique Laundry
- Custom Spiral Staircase
- Home Theatre with Sound System
- Open-to-Below Design
- East + West Wing Layout
- Large Balconies with Mountain Views
- Grande Foyer
- 25-ft Ceilings
- Wood Soffits
- Temperature controlled Wine Cellar
- Interior Brick
- Arched Doors
- Vaulted Ceilings with Architectural Beam Detail
- Bi-fold Nano Door System
- Hardwood Flooring
- Limestone Fireplace
- Potential to install Infinity Pool





TOTAL FLOOR AREA	<b>11,104-SF</b>
MAIN FLOOR	5642 SQ.FT.
UPPER FLOOR	5462 SQ.FT.

EXCLUDED	
2 GARAGES	1057 SQ.FT.
PATIO/BALCONIES	458 SQ.FT / 833 SQ.FT
USEABLE GRAND TOTAL	13,452 SQ.FT

UNFINISHED	
BARN/SECONDARY BLDG	4835 SQ.FT
TOTAL LEGAL APPROVED	18,287 SQ.FT.





**ESTATE HOME**

11,104 Sq.Ft.  
10 Beds | 12 Baths

**BUILDING FOUNDATION**

4,835 Sq.Ft.

**BLUEBERRY**

(Liberty)  
8.5 Acres

1,307.35'

313.52'

40 Avenue



ZONING  
**A-1**

GROSS TAX 2025  
**\$7,896.68**

FRONTAGE  
**313.52 FT**

DEPTH  
**1,307.35 FT**

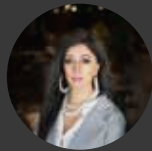


CROP  
**8.5 ACRES  
BLUEBERRY**

VARIETY  
**LIBERTY**

FARM TECH  
**DRAINAGE  
POLES  
WIRES  
FULL DRIP IRRIGATION**





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