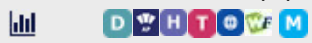



Active R3109878 Board: F, Detached House with Acreage	16927 40 AVENUE Cloverdale Serpentine V3Z 1C8	\$6,950,000 (LP) (SP) 																																																																																																																			
	Days on Market: 1 List Date: 4/15/2026 Seller's Acceptance Date: Orig. Price: \$6,950,000 Expiry Date: 3/23/2027 Subject Removal Date: Prev. Price: \$0 Completion Date:																																																																																																																				
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Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Septic, Water																																																																																																																					
Sewer Type: Septic Water Supply: City/Municipal																																																																																																																					
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stone, Stucco Foundation: Concrete Perimeter		Total Parking: 4 Covered Parking: 4 Parking Access: Front, Side Parking: Add. Parking Avail., DetachedGrge/Carport, Open Driveway Finish: Gravel Dist. to Public Transit: Title to Land: Freehold NonStrata Land Lease Expiry: Seller's Registered Owner Property No : Provided Upon Acceptance Fixtures No :																																																																																																																			
Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Electric, Natural Gas Fuel/Heating: Natural Gas, Radiant Outdoor Area: Balcony(s), Patio(s)	Reno. Year: Rain Screen: Metered R.I. Plumbing:	Fixtures Rmvd: No : Floor Finish: Hardwood, Tile																																																																																																																			
Type of Roof: Asphalt																																																																																																																					
Legal: LOT 3, PLAN NWP9996, PART SW1/4, SECTION 31, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT																																																																																																																					
Amenities: Storage		Municipal Charges Garbage: Water: Dyking: Sewer: Other:																																																																																																																			
Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW																																																																																																																					
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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: RE/MAX 2000 Realty - Office: 604-583-2000 List Desig Agt 2: Rupi Kainth - PREC - Cell: 604-671-5927 3	List Broker 3: nav@farmsinbc.com	Appointments: Touchbase Call: TOUCHBASE Phone: 604-782-0988																																																																																																																			
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Realtor PRIVACY - DO NOT SOLICIT. All measurements were taken by Chris Derksen Real Estate Services, buyer to verify if important. Must provide Remarks: 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.																																																																																																																					
This sunny 9.41 Acre estate unites IRREPLACEABLE LUXURY w/country living in a coveted location. 11,000-SF dream home w/HIS+HERS GARAGES, 8.5 acres of established Liberty BLUEBERRY in a professional setup AND Foundation + approved plans for an ADDITIONAL 4,835-SF bldg! The main residence welcomes you with a custom plastered FORMAL STAIRCASE in a GRAND ENTRYWAY+ a feng shui WATERWALL. Soaring 25-FT VAULTED CEILINGS decorated w/architectural wood beams. Elegant interior design features a limestone fireplace, beautiful chandeliers, interior stone, & a lavish primary ensuite. 9 over-sized Bedroom Suites, Home Gym, Theatre, SAUNA, Wetbar + temp.controlled WINE CELLAR. Enjoy MOUNTAIN VIEWS from the walkout nano doors or upper balconies. Near PRESTIGIOUS AMENITIES w/easy access to hwy's+border.																																																																																																																					