FARMS IN BC
REAL ESTATE GROUP

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:

Meas. Type:	**Feet**	If new, GST/HST inc?:		Approx. Year Built:	**2021**
Frontage (feet):	**313.52**	Bedrooms:	**10**	Age:	**6**
Frontage (metres):	**95.56**	Bathrooms:	**12**	Zoning:	**A1**
Depth / Size:	**1307.35**	Full Baths:	**9**	Gross Taxes:	**$7,896.68**
Lot Area (sq.ft.):	**0.00**	Half Baths:	**3**	For Tax Year:	**2025**
Lot Area (acres):	**9.41**	Rear Yard Exp:	**North**	Tax Inc.	**No**
Flood Plain:	**Yes**	P.I.D.:	**000-612-260**	Tour:	**Virtual Tour URL**

View: **Yes : Mountain and Valley Views**
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**

Renovations: Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric, Natural Gas** Metered
Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:
Outdoor Area: **Balcony(s), Patio(s)**

Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **4** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., DetachedGrge/Carport, Open**
Driveway Finish: **Gravel**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry
Seller's **Registered Owner**
Property **No : Provided Upon Acceptance**
Fixtures **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Tile**

Legal: **LOT 3, PLAN NWP9996, PART SW1/4, SECTION 31, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

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

Finished Floor (Main):	**5,642**
Finished Floor (Above):	**5,462**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**11,104 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**11,104 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Ht: # of Levels: **2**
# of Kitchens: **3** # of Rooms: **26**

Floor	Type	Dimensions
Main	**Foyer**	**21'3 34'2**
Main	**Family Room**	**16'3 19'11**
Main	**Bedroom**	**15'9 21'1**
Main	**Mud Room**	**21'2 6'3**
Main	**Gym**	**18'8 13'3**
Main	**Sauna**	**8' 6'3**
Main	**Media Room**	**31'1 19'7**
Main	**Living Room**	**22'8 21'8**
Main	**Kitchen**	**25'1 19'7**
Main	**Wok Kitchen**	**10'1 19'7**
Main	**Pantry**	**6'0 6'3**
Main	**Laundry**	**21'3 11'3**
Main	**Dining Room**	**15'3 20'6**

Floor	Type	Dimensions
Main	**Wine Room**	**8'2 5'6**
Main	**Bedroom**	**16'5 21'7**
Above	**Primary Bedroom**	**25'3 22'**
Above	**Walk-In Closet**	**18'4 13'11**
Above	**Bedroom**	**14'9 22'4**
Above	**Bedroom**	**15'3 25'9**
Above	**Bedroom**	**16'3 19'11**
Above	**Bedroom**	**15'4 17'5**
Above	**Bedroom**	**20'5 16'5**
Above	**Laundry**	**8'2 7'10**
Above	**Kitchen**	**15'4 11'7**
Above	**Bedroom**	**15'4 17'5**
Above	**Bedroom**	**11'9 11'6**

Bathrooms

Floor	#Pcs
Main	**3**
Main	**2**
Above	**6**
Above	**3**
Main	**2**
Main	**3**
Above	**3**
Above	**3**
Main	**3**
Above	**2**
Above	**3**
Above	**3**

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 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**
Buyer's Broker 1:
Buyer's Agent 1:
Owner:
Commission:

List Broker 3:
nav@farmsinbc.com

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2: 3:

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

Occupancy: **Owner**

Realtor Remarks: **PRIVACY - DO NOT SOLICIT. All measurements were taken by Chris Derksen Real Estate Services, buyer to verify if important. Must provide 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 hwys+border.