

Active
R3161761

 Board: F , Detached
 House with Acreage

1860 240 STREET

 Langley
 Otter District
 V2Z 3A5

\$3,495,000 (LP)
 (SP)


Days on Market: **0** List Date: **9/11/2026** Seller's Acceptance Date:
 Orig. Price: **\$3,495,000** Expiry Date: **12/15/2026** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1981**
 Frontage (feet): **301.50** Bedrooms: **4** Age: **45**
 Frontage (metres): **91.90** Bathrooms: **5** Zoning: **RU-2**
 Depth / Size: **2690.29** Full Baths: **3** Gross Taxes: **\$11,461.57**
 Lot Area (sq.ft.): **0.00** Half Baths: **2** For Tax Year: **2026**
 Lot Area (acres): **18.64** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D. **013-292-706** Tour: **Virtual Tour URL**
 View: **Yes : Mountain and Valley Views**

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

 Sewer **Septic** Water **Well - Drilled**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I.
 Fireplace Fuel: **Other**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s) Patio(s) Deck(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **10** Covered Parking: **2** Parking Access:
 Parking: **Add. Parking Avail., Garage; Double, Open**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner** Land Lease Expiry Year:
 Property Disc.: **No : Upon Accepted Offer**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Type of Roof: **Asphalt**

 Legal: **PART N1/2 OF S1/2 OF N1/2 OF SW1/4, SECTION 15, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 39491**

 Amenities: **Barn, Workshop Detached**

 Site Influences: **Private Setting, Recreation Nearby, Rural Setting**

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

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

Finished Floor (Main):	4,123	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'3 x 13'9	Above	Bedroom	13'4 x 13'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Games Room	21'5 x 13'3	Above	Bedroom	19'1 x 13'1	Main 2
Finished Floor (Below):	2,035	Main	Family Room	23'6 x 13'9	Above	Bedroom	19'4 x 13'1	Above 4
Finished Floor (Basement):	0	Main	Kitchen	14'7 x 13'1	Above	Storage	10'11 x 6'2	
Finished Floor (Total):	6,158 sq. ft.	Main	Dining Room	16'2 x 14'1				
Unfinished Floor:	0	Main	Recreation Room	14'1 x 11'4				Above 2
Grand Total:	6,158 sq. ft.	Main	Laundry	10'3 x 11'1				Above 5
Fir. Area (Det'd 2nd Res):	1,800 sq. ft.	Main	Den	13'6 x 13'8				
Suite: None		Main	Eating Area	8'11 x 11'1				Main 3
Basement: None		Main	Mud Room	11'0 x 9'6				
Crawl/Bsmt. Ht:	# of Levels: 2	Main	Storage	7'8 x 5'7				
# of Kitchens: 1	# of Rooms: 17	Main	Other	23'3 x 42'4				
		Above	Primary	14'1 x 24'1				
		Manuf						
		MHR#:	Registered in MHR?:		PAD Rental:			
		ByLaw	CSA/BCE		Maint. Fee:			

 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

 Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-360-1049**

 Occupancy: **Owner**

 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.

18.64 ACRES WITH 2 HOMES AND 2 LARGE BUILDINGS. Multiple income streams with excellent cash flow potential. The 6,158 SQ/FT main home features 4 bedrooms and 5 bathrooms with amazing mountain and valley views. The second home is 1,800 SQ/FT with 4 bedrooms and 2 bathrooms. The property also includes a 6,600 SQ/FT barn with a workshop and a 13,000 SQ/FT building, offering excellent potential for agricultural, business, storage, or rental use. The property is high, dry, gated, fenced, and cross-fenced. Great location close to all amenities, with easy access to Fraser Highway, Highway #1, and the USA Border.