## 7039 272 STREET LANGLEY

County Line Glen Valley, V4W 1R3

epth/Size (ft):	(32.24AC)	Bedrooms:	3	Approx. Year Built	t: 2018	3
ontage (ft):	、 ,	Bathrooms:	2	Age:	6	
t Area: (Acres)	32.24	Full Baths:	2	Zoning:	RU3	
ood Plain:	No	Half Baths:	0	Gross Taxes:		57.50
ear Yard Exp:	North			For Tax Year:	2023	3
iew:	Yes			P.I.D.:	010-	892-125
yle of Home:	1 Storey, Manufactured/Mobile		Parking:	Total: 15 - Covered: 0		
onstruction:	Manufactured/Mobile		Covered Parking:	0		
terior:	Vinyl		Parking Access:	Front		
undation:			Parking:	Add. Parking Avail.	.,RV Parking Ava	il.,Visitor Parking
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	0 - Fuel:		Distance to:	<b>_</b>		
ater Supply:	Well - Drilled		Title to Land:	Freehold NonStrata	а	
el/Heating:	Electric		Property Disc:	Yes		
utdoor Area:	Patio(s)		PAD Rental:	N		
ype of Roof:	Asphalt		Fixtures Leased:	No		
oor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities:	Yes : Mountains, fores Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820		4, NEW WESTMINSTER LAND	D DISTRICT, MANUFACTU	JRED HOME RE	G. #102226 CS
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	Electricity,Septic,Wate	er 337, SECTION 18, TOWNSHIP 1	4, NEW WESTMINSTER LAND	D DISTRICT, MANUFACTU	JRED HOME RE	:G. #102226 CS
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch)	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove				
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) <b>Type</b>	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b>	Floor	Туре	Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) <b>Type</b> Living Room	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b> 30'10 x 13'6				sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s):  oor ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) <b>Type</b> Living Room Kitchen	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b> 30'10 x 13'6 9' x 13'6	Floor	Туре	Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) <b>Type</b> Living Room Kitchen Dining Room	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b> 30'10 x 13'6 9' x 13'6 12' x 13'6	Floor	Туре	Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: nenities: te Influences: eatures: /law Restric: sting Broker(s): oor ain ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b> 30'10 x 13'6 9' x 13'6 12' x 13'6 15'5 x 13'6	Floor	Туре	Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryet eXp Realty (Branch) <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Bedroom	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b> 30'10 x 13'6 9' x 13'6 12' x 13'6 15'5 x 13'6 10'7 x 13'6	Floor	Туре	Dimen	sions
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: /law Restric: sting Broker(s):  oor ain ain ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove <b>Dimensions</b> 30'10 x 13'6 9' x 13'6 12' x 13'6 15'5 x 13'6 10'7 x 13'6 10'7 x 13'6	Floor	Туре	Dimen	sions
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gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Mud Room	er 337, SECTION 18, TOWNSHIP 1 r,Refrigerator,Stove Dimensions 30'10 x 13'6 9' x 13'6 12' x 13'6 15'5 x 13'6 10'7 x 13'6 10'7 x 13'6 10'7 x 13'6 6'11 x 8' # Of Rooms:	Floor Main 8	Type Walk-In Closet Bathroom Floor	Dimen 4' x 6'1 # of Pieces	sions 1 Ensuite?
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: te Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryet eXp Realty (Branch) Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Mud Room	ar   337, SECTION 18, TOWNSHIP 1.   r,Refrigerator,Stove   Dimensions   30'10 x 13'6   9' x 13'6   12' x 13'6   10'7 x 13'6   10'7 x 13'6   10'7 x 13'6   10'7 X 13'6   10'T X 13'6   6'11 x 8'   # Of Rooms:   # Of Kitchens:	Floor Main 8 1	Type Walk-In Closet Bathroom Floor Main	Dimen 4' x 6'1 # of Pieces 4	sions 1 Ensuite? Yes
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: sting Broker(s): oor ain ain ain ain ain ain ain ain ain ain	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryer eXp Realty (Branch) Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Mud Room	Pr   337, SECTION 18, TOWNSHIP 1.   r,Refrigerator,Stove   Dimensions   30'10 x 13'6   9' x 13'6   12' x 13'6   15'5 x 13'6   10'7 x 13'6   10'7 x 13'6   6'11 x 8'   # Of Rooms:   # Of Kitchens:   # Of Levels:	Floor Main 8 1 1	Type Walk-In Closet Bathroom Floor Main	Dimen 4' x 6'1 # of Pieces 4	sions 1 Ensuite? Yes
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain ain ain ain inished Floor (Main): inished Floor (Above): inished Floor (Below): inished Floor (Bsmt): inished Floor (Total):	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryet eXp Realty (Branch) <b>Type</b> Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Mud Room	Pr   337, SECTION 18, TOWNSHIP 1.   r,Refrigerator,Stove   Dimensions   30'10 x 13'6   9' x 13'6   12' x 13'6   15'5 x 13'6   10'7 x 13'6   10'7 x 13'6   6'11 x 8'   # Of Rooms:   # Of Levels:   Suite:	Floor Main 8 1 1	Type Walk-In Closet Bathroom Floor Main	Dimen 4' x 6'1 # of Pieces 4	sions 1 Ensuite? Yes
Tiew: Igmt. Company: complex / Subdiv: complex / Subdiv: cervices Connected: egal: amenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lai	Electricity,Septic,Wate LOT 23, PLAN NWP3 MS-2820 Clothes Washer/Dryet eXp Realty (Branch) Type Living Room Kitchen Dining Room Primary Bedroom Bedroom Bedroom Bedroom Mud Room	Pr   337, SECTION 18, TOWNSHIP 1.   r,Refrigerator,Stove   Dimensions   30'10 x 13'6   9' x 13'6   12' x 13'6   15'5 x 13'6   10'7 x 13'6   10'7 x 13'6   6'11 x 8'   # Of Rooms:   # Of Levels:   Suite:   Crawl/Bsmt Height:	Floor Main 8 1 1 None	Type Walk-In Closet Bathroom Floor Main	Dimen 4' x 6'1 # of Pieces 4	sions 1 Ensuite? Yes

Discover unparalleled luxury on this expansive 32.24-acre property boasting more than just a million-dollar view. With complete privacy to the West, North, and East, and only one neighbor to the South, indulge in sweeping panoramas of Glen Valley's picturesque farm lands and majestic mountains. This exceptional parcel offers a rare opportunity to craft your dream country estate. While envisioning your magnificent home, enjoy the comfort of a custom-built 1620 sqft double-wide mobile home with 3 bedrooms and 2 bathrooms. Conveniently located near shopping amenities, Hwy 1, the USA Border, Golden Ears Bridge, and historic Fort Langley. Don't miss this chance to create your own slice of paradise. Let's make your dream home a rea

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