



ACTIVE

447 232nd Street

\$7,750,000 (LP)
(SP)
(L\$/SF)
(S\$/SF)

Ranch

Langley, BC
V2Z 2W1



Perfect Hide-away
15.9 acres
45 minutes from Vancouver
20 minutes Abby Airport
15 Minutes Abby/US Border

Farm Land
Walking Trails
Horse Riding
Bicycle Riding
Park trails

Style of Home: **2 Storey**
Construction: **Other**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **Well - Drilled**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Main House - ranch style
6,100 sq.ft.
Built in 2002 by Brader Construction
New Roof, gutters and furnace in 2019
3 bedrooms up

Total Parking: Covered Parking: Parking Access:

Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**

THIS IS IT! The absolute best Equestrian facility on the Market. Nestled in Campbell Valley, this Estate is the absolutely amazing. With almost 16 Acres of prime acreage; 2 homes, including a 3400 sq ft log home, indoor riding facility, outdoor riding facility, 12 covered horse stables including a Vet room, infrared heater for the horse bath, Tac room, 2 shops, sawdust storage, 2 hay storage facilities, covered swimming pool, it has absolutely everything. This property allows enough room for 20+ horses and is located right next to Campbell Valley riding trail. All 16 acres have irrigation, a large outdoor pond with creek, absolutely ONE OF A KIND. You have never seen so much detail put into one property. Call today!! Check out the virtual tour <https://real.vision/447-232-st-langley>

RE/MAX Crest Realty

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"

Les Twarog & Sonja Pedersen
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RE/MAX COLLECTION

ACTIVE

447 232ND STREET
 Langley
 Campbell Valley

\$7,750,000 (LP)
 (SP)





Active
House with Acreage
Residential Detached

447 232 STREET
Langley
Campbell Valley

\$7,750,000 (LP)
(SP)
Sold Date: 4/19/2017



Total Bedrooms 3
Total Baths 5
of Kitchens 1
FIARTotFin 6,000
#FinFlrLev 2
Type of Dwelling HACR
Style of Home 2ST

TotalPrkng 12
Exterior Finish LOG, STONE, WOOD
Gross Taxes \$5,193.12
Yr Blt 2003
Occupancy Tenant, Vacant
Floor Finish CWW

Days On Market 66
Fireplaces 4
Outdoor Area BPD
Lot Sz (Sq.Ft.) 0.00
FrontageFt 360.00
Depth 2272(15.99AC)
Fuel/Heating Forced Air, Heat Pump, Natural Gas

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Macdonald Realty (Surrey/152)

01/18/2020 10:32 AM

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The Perfect Hideaway: Heaven on earth, one of a kind
447 232 Street Langley B.C.

The Property

Surrounded by an 8-foot high fence, this private 15.9-acre property gives you a quiet, serene getaway right at home. This property served as the filming location of the Hallmark movies Summer Romance and Christmas Duet, and it's quite easy to see why.

Nestled in a forest of douglas fir and cedar trees, Campbell River runs right through the back of the property, accompanied by 10 miles of trails for riding or walking right outside of our gate.

The air here is filled with a quiet hush—only the calls of wildlife can be heard, as cars or other motorized vehicles aren't permitted in these trails. The fencing also serves as a barrier to preserve wildlife, including numerous types of birds and deer, dwelling near the river.

Rancher

Custom built in November 2019, this resort-style rancher is approximately 5,800 square feet, featuring 5 bedrooms and 5 bathrooms. On the home's main floor, a high cathedral entrance with an open concept living room, family room, and a majestic rock fireplace from floor to the top of the 20-foot ceiling. The breathtaking country kitchen comes complete with state-of-the-art appliances, a subzero fridge, commercial Viking gas stove, commercial hood fan, an Asko dishwasher, new decor microwave, electric oven, and gorgeous kitchen hutch crafted by Hendredon. Enjoy your meals at the central island, furnished with 5 bar stools for spending quality time together.

Through two double door entrances you'll find an outdoor 2,200-square foot kitchen, complete with a wood-burning fireplace and a gas fire starter. Other appliances easily accessible at your fingertips include a gas-burning BBQ with a cooktop from Eagles appliances, a refrigerator and stainless ice bar station, and even 4 overhead gas heaters so you can enjoy the outdoor kitchen any time of the year. With a covered hot tub and adjoining lap swimming pool, this property makes it the perfect gathering spot for hosting special occasions. Heading back inside the home through the outside entrance in the back is the pet room, complete with a custom made shower for dogs.

Also on the rancher's main floor, you will find a beautiful custom-made office, a 3-piece bathroom with a shower and adjoining sauna room, a formal dining room, a powder room, a spacious laundry room with a new washer/dryer and custom-built cupboards. Through the laundry room is an entrance to a private suite, which is approximately 500-square feet. This suite comes with a small kitchen and a 4-piece bathroom; perfect for guests or tenants. The laundry room also leads to a family and TV room, as well as a bedroom with 2 twin-size beds. Through the rec room, you will find the double garage, where the new 45-kw gas-fired backup generator resides; no need to worry about the power going out.

Heading to the upper floor of the rancher, a stairmaster lift has been installed, making it ideal for someone with mobility issues. To the left side is a gorgeous, spacious master bedroom with a beautiful walk-in closet, 4-piece bathroom, air jacuzzi and skylight. On the master bedroom's balcony, enjoy the sights and sounds of nature outside, or watch your children or grandchildren ride.

Down the hallway, the massive windows from the bottom of the floor offer a stunning view of the back of the property, plus two large bedrooms with en suites. This home has seen renovations as recently as 2019, including a new roof, skylights, gutters, high-efficiency furnace and air conditioning system, hot water tank, and double car garage.

Log Home

This custom-built log home, at approximately 3,000 square feet, was crafted with logs selected by our own faller on Vancouver Island. Then, they were boomed to Gibson where the log home was custom built and hauled by ferries and trucks to Langley, where it resides today. Despite the trek to get here, the logs are immaculate; in fact, the producer and director of the Hallmark film Summer Romance—which was filmed inside and outside of this home—said this is the nicest log home they've seen.

Entering the log home on the main floor, you will find 2 bedrooms, a 4-piece handicapped bathroom, and a mudroom for those rainy days out on the trails. In the front entrance is an open plan kitchen, dining room and family room with a one-of-a-kind custom carved wood mantle and a wood-burning fireplace. Next, there is a custom-made stairway to the top landing, with an open balcony that can be used for an office, or a gym. With a gorgeous view overlooking the outdoor pool with waterfalls, you then enter the master bedroom and the en suite bathroom, with an air jacuzzi bathtub, 2 custom-made copper sinks, custom light and private toilet area.

The concrete-stamped deck on this home's outdoor backside patio is approximately 1,500 square feet, and looks like real granite. With gas tiki torches, covered kitchen, BBQ, running water, this deck feels like a sandy beach to relax while the children play. Further out into the backyard, you will find a heart shape outdoor pond and swimming pool with cascading waterfalls. The beginning of this pool runs into a man-made creek, which appears to naturally run through the forest and into a reservoir with a massive industrial pump that pushes the water back underground, and into the top of the pool. This project was supplied by Arcon Rock and Waterscape company, who also worked on all the water features at Vancouver International Airport.

In the basement of this log home is a private entrance with 10 foot ceilings. As you enter to the right is a laundry room, washer, dryer, laundry sink and enclosed separate utility room for the furnace, hot water, heating, air conditioning, and electrical room .

Carriage House

Completed in September 2019, the carriage house is a 36 by 32 foot double garage with a suite above. The lower level is a double garage with a 3-piece bathroom, shower, toilet and sink plus laundry room with a washer and dryer. Here is a utility room as well, with the latest low energy hot water heating system—hot water in demand with 4 separate heating zones.

Upstairs is an approximately 1,050 square-foot suite, built for another film which production has not started on yet. It has one bedroom with a walk-in closet, a spacious bathroom, an open concept kitchen, and a family room with an entrance to a magnificent covered deck, gas BBQ, and stained glass for privacy. This suite has all new furniture and appliances, which have never been used and can be purchased fully furnished.

Caretaker Modular Home

This 700-square foot modular home was completely remodeled 4 years ago. It is complete with one bedroom and a covered outside deck. The caretaker that presently lives there has worked for the owner for the past 5 years; he is very hands-on about plumbing, electrical, carpentry, irrigation and takes care of maintaining lawns and gardens.

Other Buildings

1. 14 stall stables with a bathroom, heated wash rack, with overhead heaters. A tack room and grooming stall, a separate heated lab room for collecting and freezing semen from stallions to ship all over the world. This has a stainless steel counter, sink, refrigerator, washer, dryer, and a hot water tank. As well, it has its own septic tank and 4 fields in total.
2. A new, 48 by 30 foot workshop with two large overhead doors and room to park up to 5 cars, if you are a collector.
3. An enclosed, 30 by 26 foot hay shed near the stables with 25-foot high ceiling and a small garden tool shed.
4. An indoor riding arena, which is 286 feet long and 80 feet wide. This arena is long enough for jumping or roping, but is currently used for training, riding, and reining horses. The family's famous stallion won the World's in NRHA in Oklahoma in 2009 and 2010—two years in a row. He is now retired, and his registered name is "Lakota Chic". The other stallion raised by the family has the registered name "Chics Loaded Gun." Along the outdoor riding arena is a concrete sunken pit, with a steel open bin where manure is dumped and a truck comes and hauls it away.
5. A storage shed, workshop and hay storage facility which is 30-feet deep and 88 feet long.
6. An outdoor riding ring, which is about 200 feet long and 100 feet wide. It has excellent drainage; you can ride all-year round. Great for all types of horse training, reining or jumping.
7. Please note: The area outside of the outdoor riding ring has a large, fenced-off organic blueberry patch.

The enclosed information, while deemed to be correct, is not guaranteed.







Replacement Cost Calculations For 447 232 Street Langley B.C V2Z 2W2

A. OUT BUILDING

1. Indoor Riding ring – 80 x 286 sq.ft. total 15,200 sqft. Replacement cost \$30.00 sqft. Includes footing and packing and new lights \$456,000.00
2. 14 Stall Stable with washroom, lab room, heated tack room
Can be converted to sample, testing area and lab for Green Houses \$350,000.00
3. Present Hay Shed in front. Used for shaving can be storage for
Organic soil for green houses has concrete floor. Size _____? \$60,000.00
4. Insulated Workshop. Size ____? With a big commercial
Compressor with new overhead doors 2019 \$80,000.00
5. Workshop and Machinery Storage at back arena \$60,000.00

UTILITIES

B. Water Systems

6. Irrigation System and 1 ½ “ water lines running to front of property
with our own fire hydrant and 1 ½” line to the very back of property
in middle of new pasture. \$120,000.00
7. Man-made concrete pool and pond. 6” thick concrete with rebar.
15 ft. deep with man-made creek which runs by log house into a
reservoir and then pumped underground to top of pond into holding
water pond and then flows over rock ridges.
NOTE: Pond has 2 ft ledge around where granite rocks to sit on and have
room to put water plants on edge and then stock with rainbow trout.
NOTE: Also pond has a feature water fountain that when it comes on
with timer shoots 15 ft high in the air.
Option: it has feature for underwater light. Comes on Blue, Red, Green
and white .
Fountain helps circulate the water. \$100,000.00

C. Well

8. It one of the best in the whole area. Example when we drain the pond
by the log house. This well runs 24 hours a day for two days to fill the
pond without ever running dry. It sits on a artesian well
Copy of latest water sample analysis attached.
This well you can't put a price on it for value, its priceless. No cost for
water to buy from the city. \$60,000.00

D. 9. Sewer System.

- Is on a septic system. Engineered copy attached for last log home built.
All homes are on separate septic system of their own and have to be
Pumped every 2 years by law. Septic Services \$100,000.00

10. **Natural Gas.** This property has Natural Gas running on main road from front of the property. Presently has its own Natural gas line to the log house in the back and its own to main house in front.
 Note: If one was to built green houses and used natural gas, a bigger line would have to be installed for greater consumption. \$28,000.00

11. Electricity. Provided by BC Hydro.

- a. A separate transformer for main house and separate for barn and arena.
- b. Separate meter and line to modular home for maintenance man and shops.
- c. Separate power line to log house and meter. NOTE: If green Houses installed, it would require maybe bigger transformer. Would have to check with Hydro and amount required.
- d. NOTE: Main House has a big KW _____? back-up generator which runs on natural gas when main grid power goes out and runs the whole house, shop, barn, arena and water well and security gate. \$48,000.00

Cost to bring power, gas, cable to the back and other Improvements, driveway \$32,000.00

Asphalt Driveway 50,000sqft. X \$3.00 per sqft cost prep and laying of asphalt for the whole property which runs all the way to the back \$150,000.00

Landscaping and lawns \$100,000.00

Hot tub \$10,000.00

Closed in swimming pool and heating system \$40,000.00

Install outdoor kitchen, fireplace, BBQ, counters
 Outdoor natural gas heaters \$75,000.00

12. HOMES

- a. Main House with new 2019 double garage. Installed new roof, Skylights \$20,000.00. New gutters HD \$16,000.00 Sqft @ 300.00 /sqft Custom built Home including new double car garage \$1,740,000.00
- b. Log Home patio and BBQ arena \$1,600,000.00

c. Carriage House New 2019 Total sqft 2,200sqft @\$125.00	\$275,000.00
d. Modular Home	\$110,000.00

13. Fencing

8 Ft high security and privacy fence along park entrance 480 meter	\$60,000.00
Other fencing, cemented in post and treated new fencing 2019 per Ft. Footing	\$60,000.00

14. LAND

Total 15.9 acres.

NOTE: approx. 1.9 acreage fenced off for high water set back by the city and our private bird sanctuary. Adjoining 80 acres of Douglas Fir Park.

16 acres @ 150,000 .00 per acre

1.9 acre of our private bird sanctuary is included in the value of the 14 acre

\$2,400,000.00

NOTE: Movie rentals

In 2019 late September and October two movies were made on this property each two week income gross was \$80,00 each plus live out expense \$700 a day. They were Hallmark movies, total \$160,000.00 for two movies. First movie called Summer Romance filmed at the Log home October 2019, the second movie was "Christmas Duet". Able to view on tv in Dec 2019.

This property is zoned agriculture as ample water electricity and enough room to built 150,000 sqft of green houses. The indoor riding arena could be close in and used for warehousing/ packing and shipping just installed all new energy lighting that cost 20,000.00, plus many shops and storage on property.

Descriptions of the 3 homes and one caretaker's home

The main house has probably 6,000 sqft 4 bedrooms and one guest suite with bathroom separate entrance plus the log home of 3,200 sqft 4 bedrooms full separate suite at basement, plus a new carriage house which is approx. 2100 sqft is double garage on the bottom floor, 3 pcs bathroom with a fully furnish one bedroom suite upstairs designed for the next purpose movie. All new fully furnished radiant hot water heat. So with the 3 different you have 12,300 sqft or living space which is better than having mansion and having all your guest in a same place.

Note all the furniture can be purchase as a turned key. Price negotiable. A list of all items not for sale which are family keepsakes would be provided by the seller.

NOTE for the prospective buyer.

This property can be use for 4 types of investment.

1. As an investment for one or 2 families just to live on
2. For equestrian center arena long enough for people who are into jumping horses. The arena is 286 ft long.
3. Room to build for 1500 sq.ft of green houses for business.
4. Rent property for movies

NOTE:

RE: The Caretaker has worked for the present owner for past 5 years. Lives in the modular home on the property in- exchange for rent. Does the maintenance, lawns, gardens and fence repair if required and is willing to stay on depending on the purchaser.

Note: Have prospect who will lease back the arena and stable for \$3,000 a month and pay the utilities which have separate meters.

Replacement Cost: \$8,114,000 CD dollars

Contact your broker of your choice require 24 hours notice for showing.



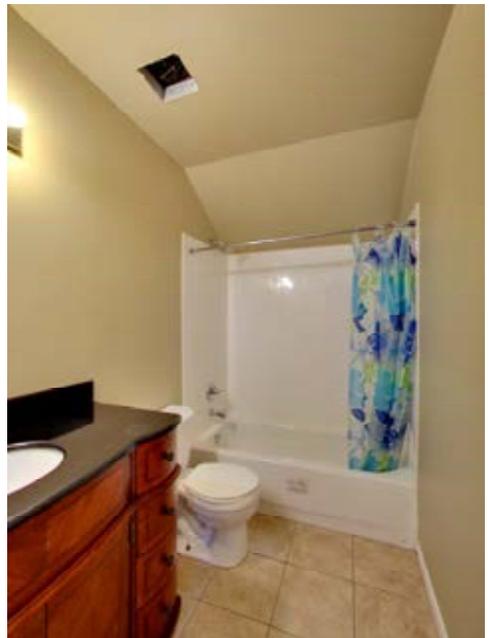




















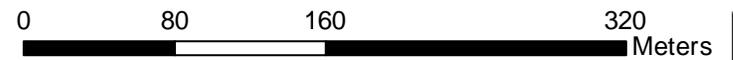








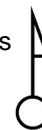
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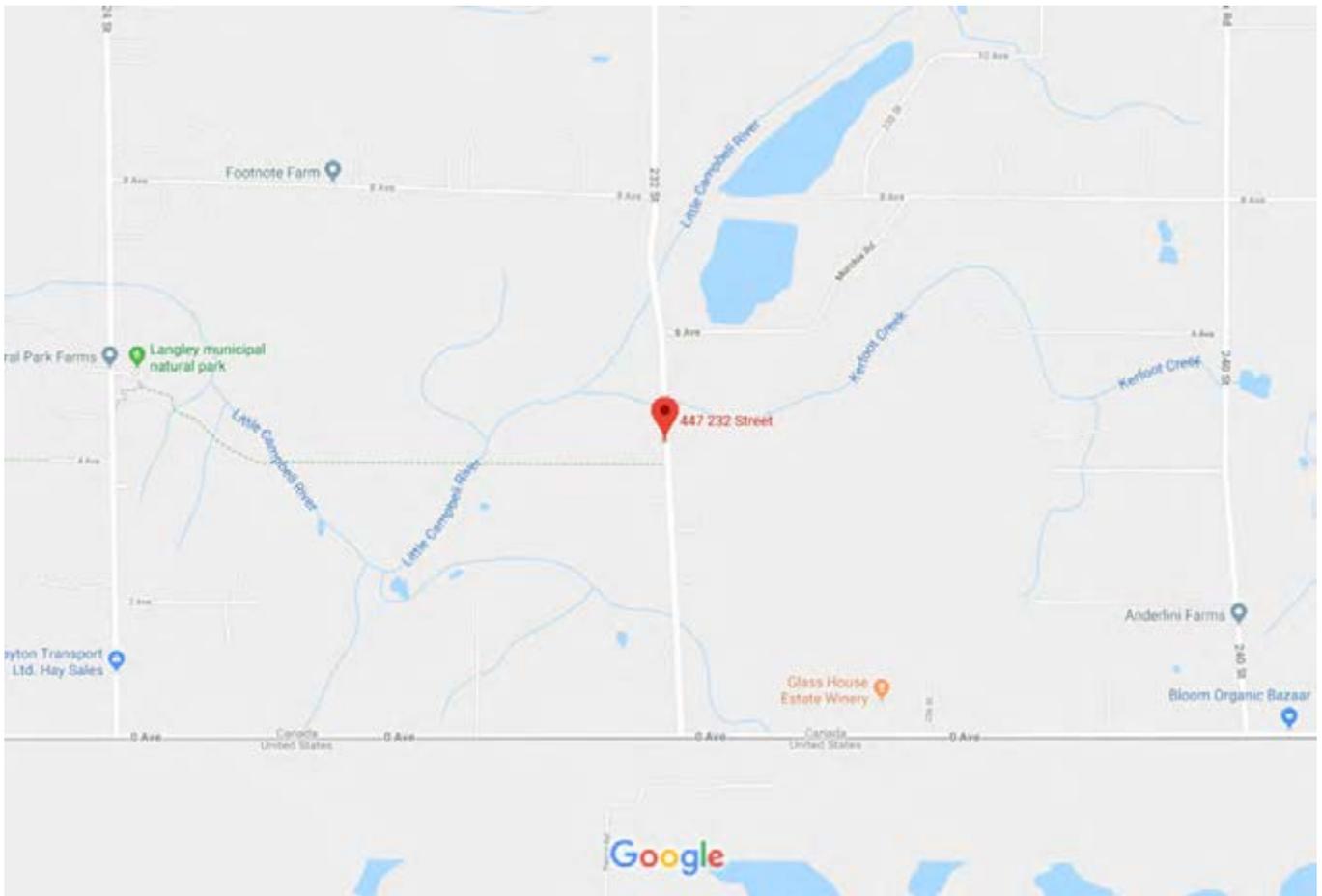




Township of Langley

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Detailed Tax Report

Property Information

Prop Address	447 232 ST	Jurisdiction	TOWNSHIP OF LANGLEY
Municipality	TOWNSHIP OF LANGLEY	Neighborhood	SOUTH-WEST LANGLEY
Area	LANGLEY	SubAreaCode	F67
PropertyID	001-840-321	BoardCode	F
PostalCode	V2Z 2W2		

Property Tax Information

TaxRoll Number	0235413021	Gross Taxes	\$12,911.13
Tax Year	2019	Tax Amount Updated	06/24/2019

More PIDS

001-840-321

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
NWP69687	2			36	5	10		

Legal FullDescription

LOT 2, PLAN NWP69687, SECTION 5, TOWNSHIP 10, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	15.99 ACRES	Land Use	
Actual Use	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)		
Year Built	2003		
BCA Description	2 STY SFD - NEW SEMICUSTOM	Zoning	RU-3 MIN 8.0HA - RURAL
WaterConn			
BCADData Update	04/09/2019		

Supplementary Property Info

BedRooms	3	Foundation	CRAWL
Full Bath	4	Half Bath2	1
Half Bath3		Stories	2
Pool Flg	X	Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$2,363,000.00	\$1,712,000.00	\$4,075,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$2,363,000.00	\$1,712,000.00	\$0.00	\$0.00	\$4,075,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$2,363,000.00	\$1,712,000.00	\$1,181,500.00	\$0.00	\$2,893,500.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/4/2019	\$4,075,000.00	CA7793752	REJECT - NOT SUITABLE FOR SALES ANALYSIS
7/6/2017	\$4,500,000.00	CA6126186	IMPRV SINGLE PROPERTY CASH TRANSCRIPT
9/16/2015	\$4,150,000.00	CA4681215	IMPROVED SINGLE PROPERTY TRANSACTION
9/9/2013	\$1,400,000.00	CA3338765	REJECT NOT SUITED SALE ANALYSIS