

NAICommercial

FOR SALE
Recreational Estate Property
with Income Potential



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447 232nd Street
Langley, BC

Opportunity | Equestrian enthusiasts take notice!

To purchase a revenue-generating 15.99 acre lot featuring a 5,800 SF main house, 3,100 SF log house, 1,152 SF carriage house, covered outdoor pool, hot tub, BBQ entertaining area, 14 stall stables, new workshop, enclosed hay shed, indoor & outdoor riding rings, and more. A private park setting with Little Campbell River running through the back of the property. A truly unique estate offering.

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A Perfect Hideaway

Adjoining 80 acres of 80 ft tall Douglas fir trees with walk-in and riding trails. From the entrance to Little Campbell River Park on 232nd Street, there is an 8 ft high fence for privacy and security all the way to the river. A gate at the stables open directly providing entrance to Campbell Park Trails.

You'll be able to hear birds singing and see eagles flying around in the back by the river in this one-of-a-kind property. The owners have fenced along the river in the back of the property to preserve it as a bird sanctuary, full of different bird species' nests and deers wandering around by the river.

Property Details

Legal Description

Lot 2 Plan NWP69687 Section 5
Township 10 Land District 36
PID: 001-840-321

Zoning

RU-3 MIN 8.0HA - RURAL

Land Size

15.99 Acres

Property Taxes (2020)

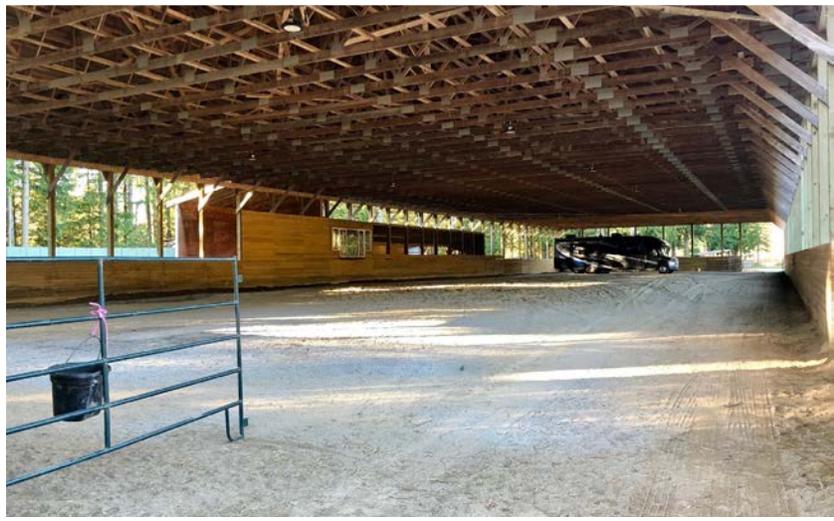
\$12,635.78

Year Built

2003 to 2019

Price

\$7,890,000



Residential Buildings

5,800 SF Rancher

Resort style 5,800 SF rancher includes 5 bedrooms, 4 bathrooms and 1 powder room on two levels. The main floor consisting of a high cathedral entrance with open concept, living room and family room with a majestic rock fireplace from floor to ceiling with 24 ft ceiling. Beautiful country kitchen with the best appliances, subzero fridge, commercial Viking gas stove, commercial hood fan and new Decor microwave, electric oven and an Asko dishwasher. A centre island with 5 bar stools. Adjoining pantry with a new combo fridge/freezer. Country kitchen table and a beautiful hutch made by Hendredon.

With two double door entrance to an outdoor. 2,200 SF outdoor kitchen with a wood burning fireplace and a gas fire starter. BBQ gas burning with cooktop manufactured by Eagles appliances. Fridge and stainless ice bar station. 4 overhead gas heaters so you can enjoy this outdoor kitchen year round. With covered hot tub and adjoining lap swimming pool. Then from the outside entrance in the back is the pet room with a custom made shower for dogs.

The remainder of this house on the main floor consists of a beautiful custom made office. 3 piece bathroom with shower and adjoining steam room. Adjoining the kitchen is a formal dining room, next to it is a powder room. Then a spacious laundry room with a new washer and dryer and custom-built cupboard. From this private entrance to the laundry room is an entrance to a private suite approximately 500 SF with a mini kitchen and 4 piece bathroom. Ideal for guest or nanny suite. From the laundry room, you enter a family and TV room adjoining is a bedroom with 2 twin beds.

Adjoining this rec room is a double garage with a separate room and new 45 kw gas-fired backup generator.

On the upper level, there is a gorgeous spacious master suite with a balcony, beautiful walk-in closet with a 4 piece bathroom, air jacuzzi, and skylight. Two large bedrooms, each with an en suite, complete the upper floor.

NOTE: This 5,800 SF rancher had the following upgrades in 2019. New roof, new skylights, new gutters, new high-efficiency furnace and air conditioning system, new hot water tank, plus a new double car garage.

Custom Built Log Home

Approximately 3,100 SF custom built log home, all the logs were selected by a professional faller on Vancouver Island and were boomed to Gibsons where it was custom built for the owners and then hauled by ferries and trucks to property. Entertainer's dream with BBQ & bar areas overlooking a gorgeous pond with fountain.

Caretaker Modular Home

This is a modular home, 700 SF and was completely remodeled 4 years ago. It is one bedroom with a covered outside deck. The caretaker that presently lives there has worked for the owner for the past 5 years and is willing to stay on.

Carriage House

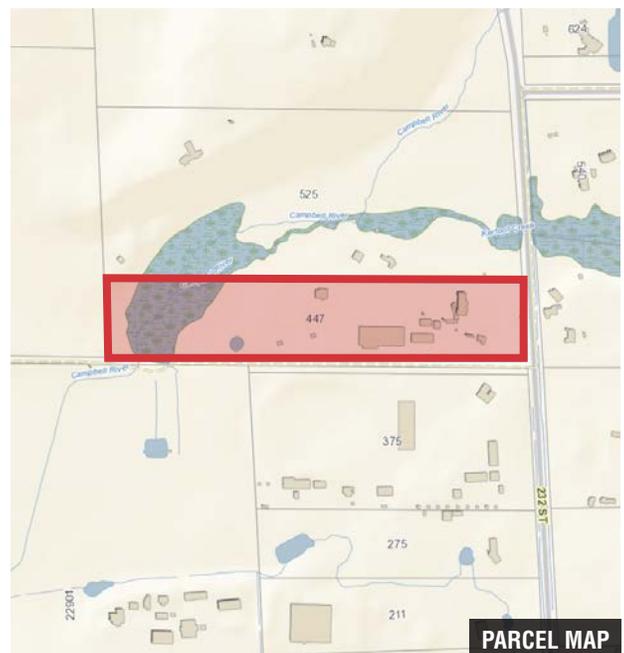
A brand-new 2 level carriage house of approximately 2,300 SF which was custom built for a famous actor but due to current world events, the movie shoot was postponed and the structure has never been occupied. Great property views and privacy.

Potential Revenue Streams

- ▶ Movie productions (on average two to four movies per year)
- ▶ Horse stable & riding ring rentals
- ▶ Home rentals (executive retreats, corporate gatherings, individual bookings)
- ▶ Caretaker

Please contact listing agent for further income details

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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. It has a stainless steel counter and sink fridge washer and dryer. Also a hot water tank and its own septic tank and field.
2. A new workshop, 48 ft x 30 ft with two large overhead doors with room to park a total of 5 cars for collectors.
3. Enclosed hay shed by the stables 25 ft high ceiling size 30 x 26 with small garden tool shed.
4. Indoor riding arena 80ft wide by 286 ft long. Long enough for jumping or roping but presently used for training, riding and reigning horses.
5. Storage shed / workshop and hay storage 30 ft in depth x 88 ft in length
6. Outdoor riding ring is approx. 100 ft wide x 200 ft long which has an excellent drainage. Great for all types of horse training, reining or jumping.

NOTE: Outside the outdoor riding ring is a large fenced off organic blueberry patch.

Utilities

- A. Natural Gas provided by Fortis Gas BC from main street. Separate meter for the main house. Separate line and meter to Log home and to the new carriage house. *NOTE: Pool is heated by a natural gas boiler which is brand new.*
- B. Power provided by BC Hydro. Separate meter for main house, the rancher Separate meter for caretaker modular home Separate meter for stables and clean up riding ring. Separate meter for power line and meter for log home.
- C. This property has an artesian well water source with available sample analysis. Water is at no cost.
- D. The Sewer System is a Septic System. All homes are on separate septic systems and have to be pumped out every 2 years by law.

Uses Permitted

- 203.1 In the RU-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Rural Zone RU-1

Lot Coverage

- #2845 203.2 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 33% of the *lot area*.
25/06/90
#4567
07/05/07
#4859
30/05/11
- 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings and structures* on the *lot*, provided the *buildings and structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
 - 3) *Accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed a total of 200 m² of ground floor *building area*.

Siting of Buildings and Structures

- #2539 203.3 1) Except as provided for in Section 203.3 2), 3), 4) and 6), and Sections 104.4 and 105.1 2), no principal *building or structure* shall be sited less than:
11/04/88
2845
25/06/90
- a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.
 - 2) No *building or structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.
 - 3) All *buildings and structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
 - 4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
 - 5) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building or structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 1.5 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear or side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

- #4859 203.4 Except as provided for in Section 104.5
30/05/11
- 1) The *height* of a *single family dwelling* shall not exceed 9 metres.
 - 2) The *height* of all other *buildings and structures* not used for *agricultural or farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

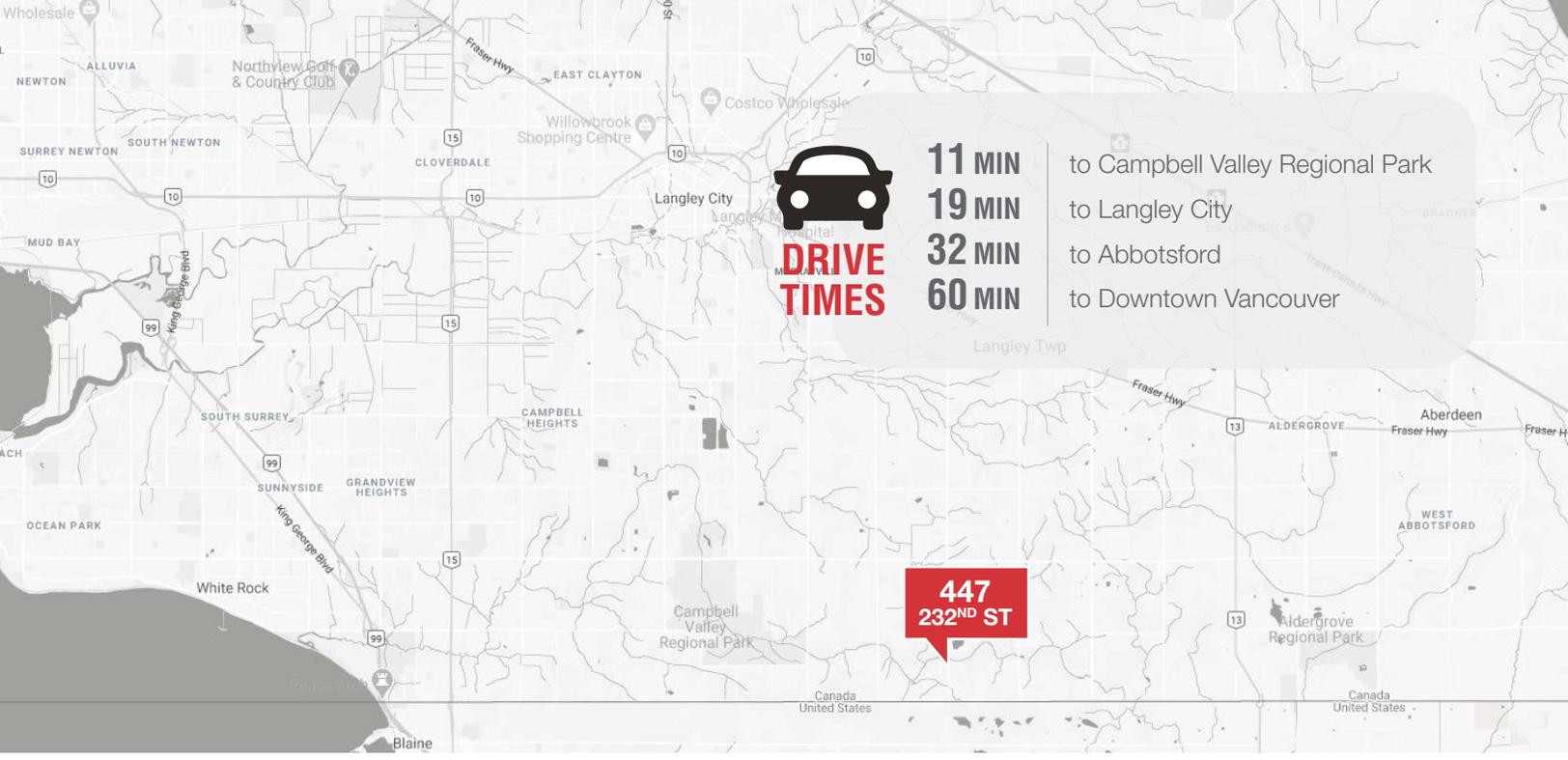
- 203.5 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 203.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- #2845 203.7 Landscaping areas, landscaping screens and fencing shall comply with Section
25/06/90 111.



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