

# 23500 64 AVENUE

## LIVINGSTON EQUESTRIAN CENTRE LOT SIZE: 152 ACRES



Livingston Equestrian Centre, a Langley landmark is for sale. 152 Acre Equestrian Estate with 2 homes! Executive home with 6,467 SqFt plus detached double garage with coach house. Second house is 2,743 Sq.Ft rancher w/basement. Out buildings include Equestrian Complex, 13,031 SqFt Loft Barn, 6,782 SqFt Loft Barn, 2,928 Sq.Ft Box Barn, 713 SqFt Woodshop and more! Thunderbird Training Center is currently leased out and has room for 70 horses. 60+ acres of blueberries are currently under production. Seller is willing to lease back the blueberry acreage for 5 years at \$2,500 per acre per year or about \$200,000 annually. Equestrian Tenant is leasing for another 6 years with options to extend after that point. Viewing by appointment only and there is no sign on the property



604-533-3491  
elevationrealestate.ca

**elevation** RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



















## Main House & Coach House

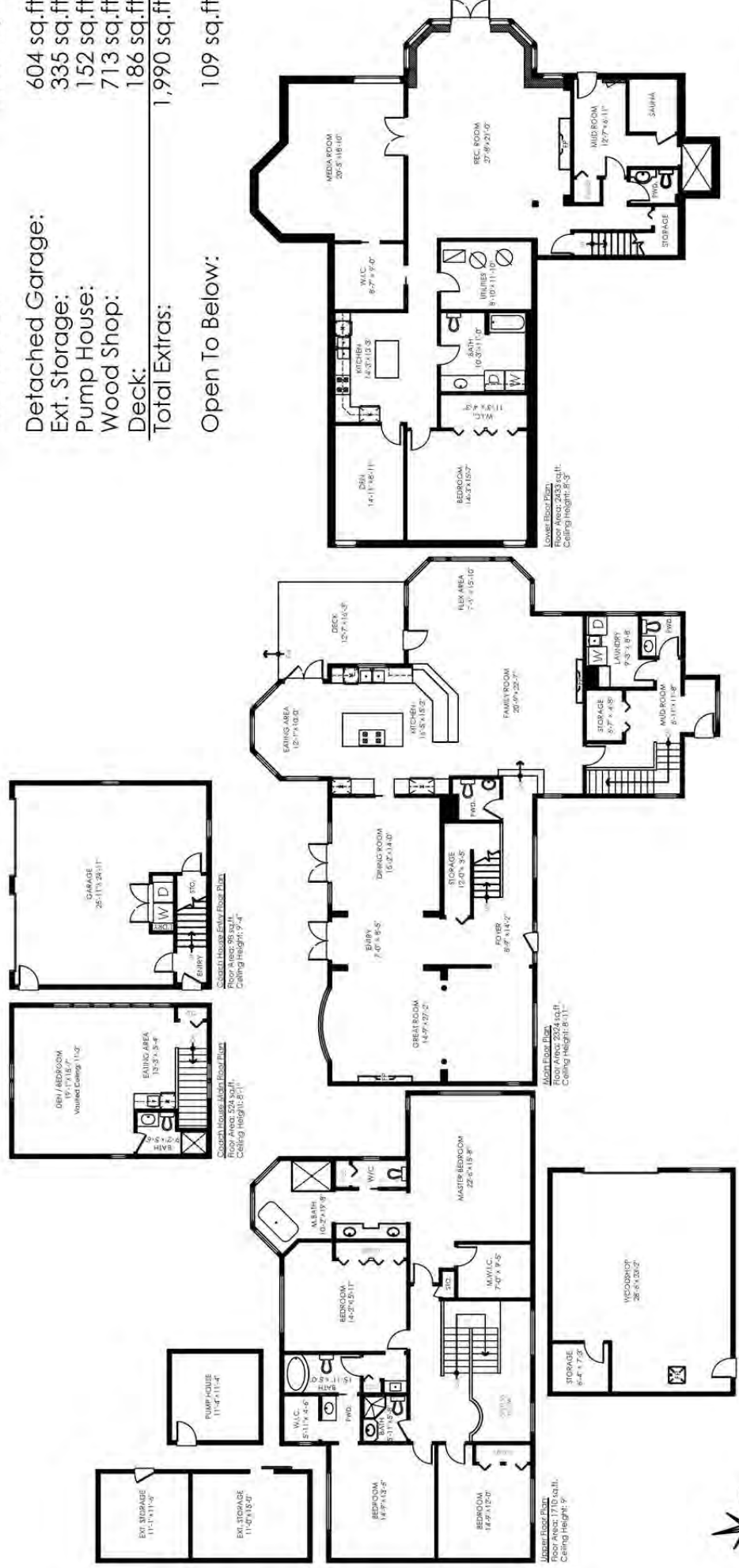
23500 64 Ave,  
Langley

Main Floor: 2,324 sq.ft.  
Upper Floor: 1,710 sq.ft.  
Lower Floor: 2,433 sq.ft.  
Total Livable: 6,467 sq.ft.

Coach House Main Floor: 524 sq.ft.  
Coach House Entry Floor: 98 sq.ft.  
Grand Total: 7,089 sq.ft.

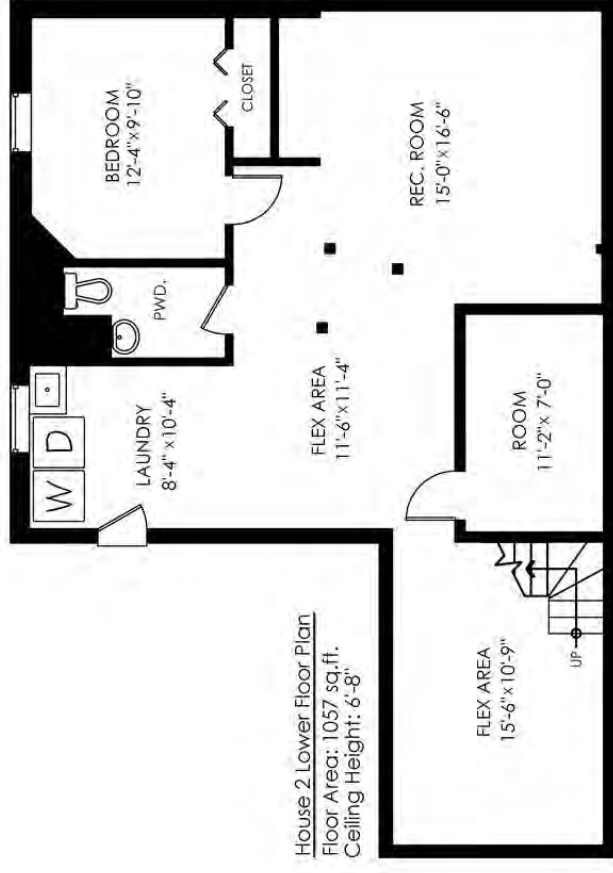
Detached Garage: 604 sq.ft.  
Ext. Storage: 335 sq.ft.  
Pump House: 152 sq.ft.  
Wood Shop: 713 sq.ft.  
Deck: 186 sq.ft.  
Total Extras: 1,990 sq.ft.

Open To Below: 109 sq.ft.



## Second House (Rancher)

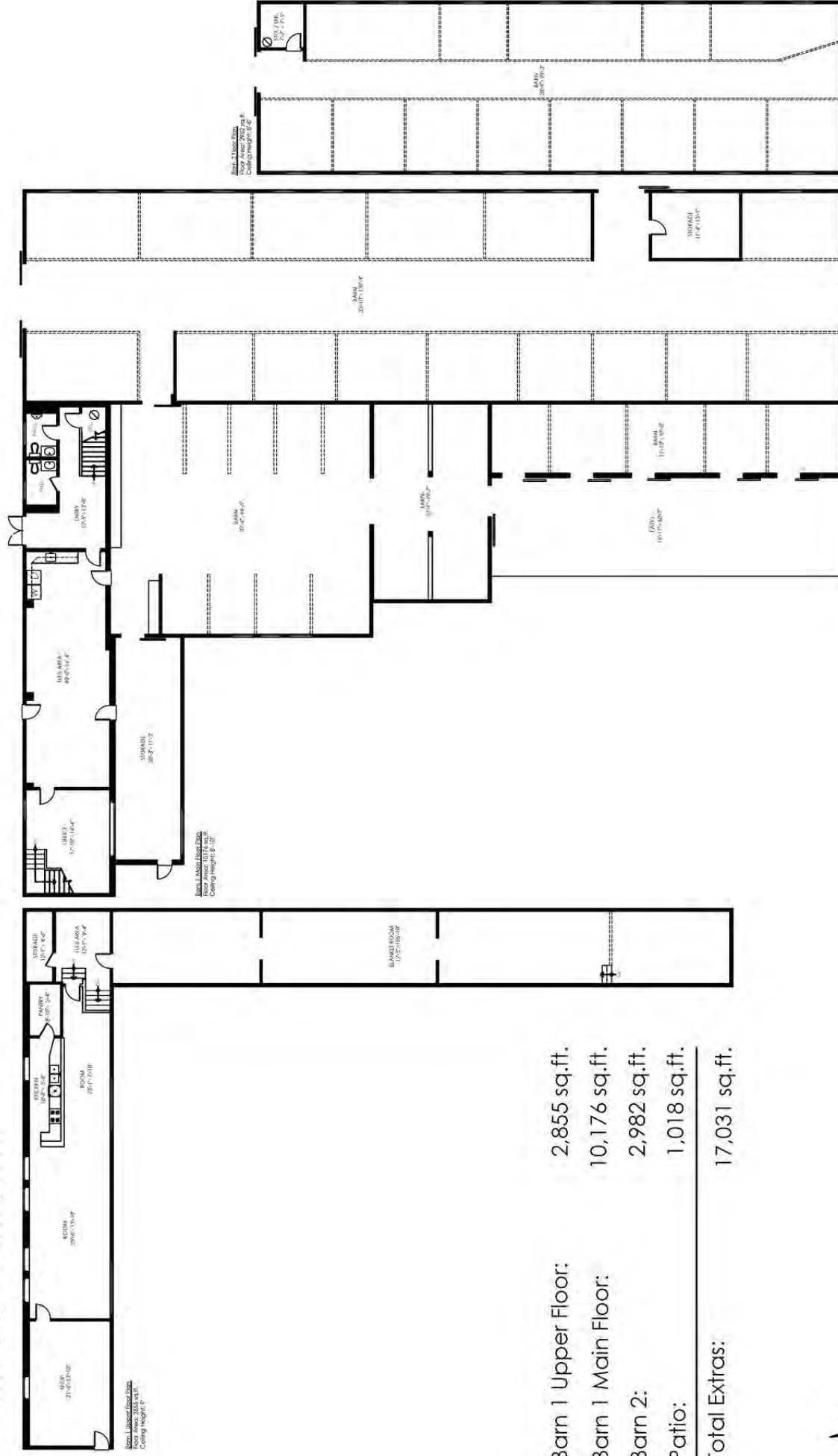
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House 2 Main Floor:	1,686 sq.ft.
House 2 Lower Floor:	1,057 sq.ft.
<b>Total Livable:</b>	<b>2,743 sq.ft.</b>



# Barn 1 & 2



Barn 1 Upper Floor:	2,855 sq.ft.
Barn 1 Main Floor:	10,176 sq.ft.
Barn 2:	2,982 sq.ft.
Patio:	1,018 sq.ft.
Total Extras:	17,031 sq.ft.



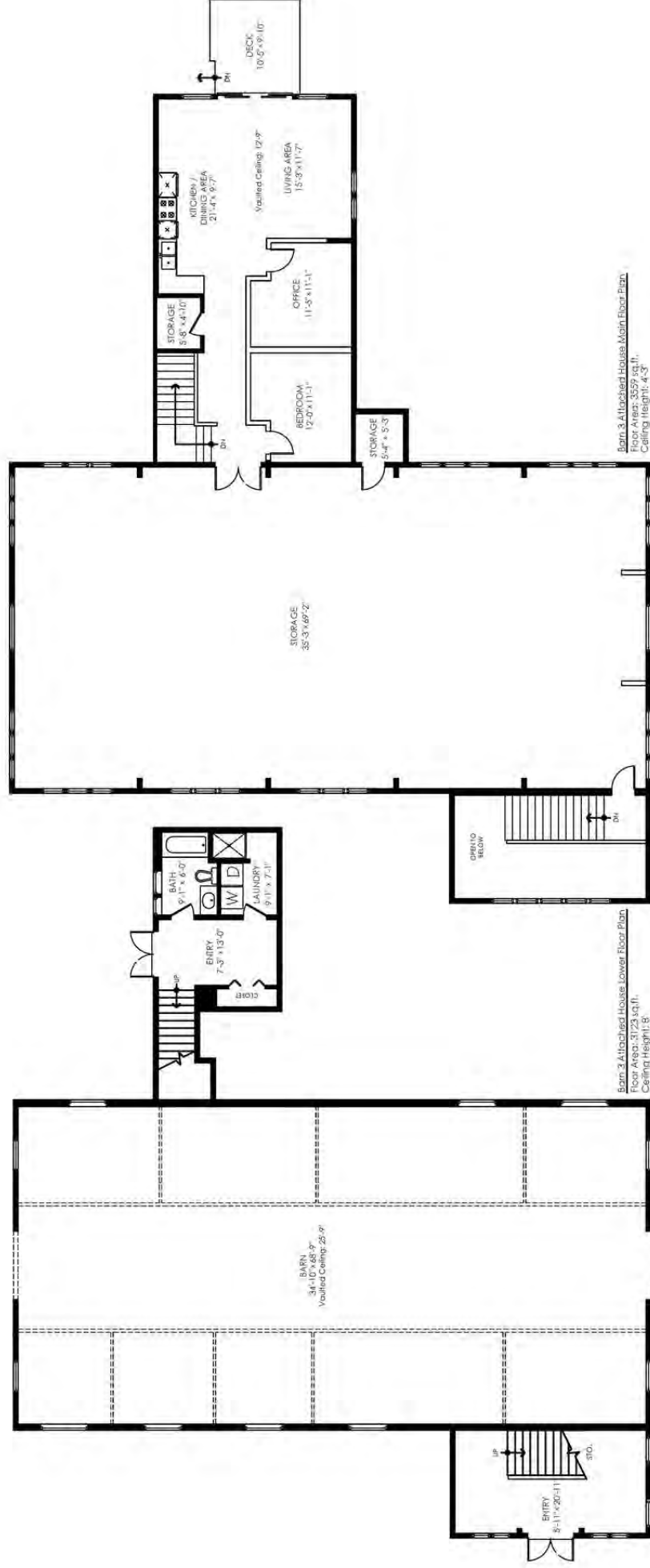


## Barn 3

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Langley

Barn 3 Attached House Main Floor: 3,559 sq.ft.  
Barn 3 Attached House Lower Floor: 3,123 sq.ft.  
Deck: 100 sq.ft.

Total Extras: 6,782 sq.ft.  
Open To Below: 176 sq.ft.





**Active**  
**R2583143**  
 Board: F  
 House with Acreage

**23500 64 AVENUE**  
 Langley  
 Salmon River  
 V2Y 2G7

**NEW PRICE!**  
**\$19,900,000**



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **2700**  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Rear Yard Exp: **South**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **2,670...** Original Price: **\$20,900,000**  
 Bedrooms: **5** Approx. Year Built: **1992**  
 Bathrooms: **7** Age: **29**  
 Full Baths: **4** Zoning: **RU 3**  
 Half Baths: **3** Gross Taxes: **\$6,933.84**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **001-729-454**

View: **Yes: Agricultural**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Septic**

Style of Home: **2 Storey w/Bsmt., Carriage/Coach House, Rancher/B...**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **4**  
 Fireplace Fuel: **Natural Gas, Wood**  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Wood**  
 Legal: **THE NORTH WEST QUARTER SECTION 9 TOWNSHIP 11 NEW WESTMINSTER DISTRICT EXCEPT PART IN PLAN EPP84250**

Total Parking: **50** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Detached Grge/Carport, RV Parking Avail.**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Please see list in assoc. docs of items owned by tenants**  
 Floor Finish: **Hardwood, Tile**

Amenities: **Barn, Garden, Guest Suite, In Suite Laundry, Tennis Court(s), Workshop Detached**

Site Influences: **Paved Road, Private Setting, Private Yard, Recreation Nearby, Rural Setting**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'9" x 14'2"	Main	Kitchen	16'5" x 15'2"	Bsmt	Walk-In Closet	8'7" x 9'0"
Main	Great Room	14'9" x 27'2"	Above	Bedroom	14'9" x 12'0"	Bsmt	Utility	8'10" x 11'10"
Main	Dining Room	15'2" x 14'0"	Above	Bedroom	14'9" x 13'6"	Bsmt	Kitchen	14'3" x 13'3"
Main	Storage	12'0" x 3'5"	Above	Bedroom	14'2" x 15'11"	Bsmt	Den	14'11" x 8'11"
Main	Pantry	6'7" x 4'8"	Above	Storage	5'1" x 4'6"	Bsmt	Master Bedroom	14'3" x 15'7"
Main	Mud Room	6'11" x 11'8"	Above	Master Bedroom	22'6" x 15'8"	Bsmt	Walk-In Closet	11'3" x 4'3"
Main	Laundry	9'3" x 8'8"	Above	Walk-In Closet	7'0" x 9'5"	Below	Den	19'1" x 15'7"
Main	Family Room	20'9" x 22'7"	Bsmt	Mud Room	12'7" x 6'11"	Below	Eating Area	13'3" x 5'4"
Main	Flex Room	7'1" x 15'10"	Bsmt	Recreation Ro...	27'8" x 21'0"			
Main	Eating Area	12'1" x 10'0"	Bsmt	Media Room	20'5" x 18'10"			

Finished Floor (Main): **2,324** # of Rooms: **28**  
 Finished Floor (Above): **1,710** # of Kitchens: **2**  
 Finished Floor (Below): **622** # of Levels: **3**  
 Finished Floor (Basement): **2,433** Suite: **Other**  
 Finished Floor (Total): **7,089 sq. ft.** Crawl/Bsmt. Height:  
 Unfinished Floor: **0** Beds in Basement: **1** Beds not in Basement: **4**  
 Grand Total: **7,089 sq. ft.** Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?	Outbuildings
1	Below	2	No	Barn: <b>75x140</b>
2	Below	4	No	Workshop/Shed: <b>28x23</b>
3	Main	2	No	Pool:
4	Main	2	No	Garage Sz: <b>26x25</b>
5	Above	3	No	Door Height:
6	Above	3	No	
7	Main	4	Yes	
8			No	

Listing Broker(s): **RE/MAX Treeland Realty**

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