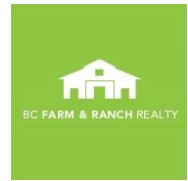


Presented by:  
**Navdeep Sekhon - PREC**

B.C. Farm & Ranch Realty Corp.  
 Phone: 604-782-0988  
 www.farmsinbc.com  
 nav@farmsinbc.com



**Active**  
**R2137387**

Board: F  
 House with Acreage

**4923 131A STREET**

Surrey  
 Panorama Ridge  
 V3S 0L2

Residential Detached

**\$4,600,000** (LP)

(SP)



Sold Date:	Frontage:	<b>1,450.0</b>	Original Price: <b>\$4,600,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>2725(48.43A)</b>	Bathrooms:	<b>0</b>	Age: <b>999</b>
Lot Area (acres): <b>48.43</b>	Full Baths:	<b>0</b>	Zoning: <b>A-1</b>
Flood Plain: <b>Yes</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,589.64</b>
Rear Yard Exp:	Approval Req?:		For Tax Year: <b>2015</b>
Approval Req?:	If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>026-079-747</b>
			Tour:

View: **Yes: MOUNTAIN VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Septic**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **Well - Drilled**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL BCP13579 LT A DL 51 LD 36 DBL EXP #C8010494**

Amenities: **Barn, Workshop Detached**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5" x 17'			x			x
Main	Laundry	5' x 9'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Bedroom	12' x 12'			x			x
Main	Living Room	17' x 16'			x			x
Main	Dining Room	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,334</b>	# of Rooms:	<b>7</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>No</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>		<b>2</b>							Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>		<b>3</b>							Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>		<b>4</b>							Pool:
Finished Floor (Total):	<b>1,334 sq. ft.</b>	Crawl/Bsmt. Height:			<b>5</b>							Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Bed	<b>6</b>							Door Height:
Grand Total:	<b>1,334 sq. ft.</b>	Basement:	<b>Crawl</b>	Bed	<b>7</b>							
				Bed	<b>8</b>							

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

**B.C. Farm & Ranch Realty Corp.**

**48.43 Acres blueberry farm with a fully renovated 3 bedroom rancher. The property has a new building, built in 2013 with 2 bay doors. This includes a studio with a full bathroom, kitchen, electricity, water connection and hot water tank. In addition, it has a pump house with full drip irrigation along with 7 zones full drainage and fertilizer injection systems. There is also an outbuilding with a 1,000 gallon storage diesel tank. The subject property is planted in 3 varieties of blueberries Bluecrop, Duke and Elliot. In 2016, approximately 400,000 lbs of blueberries were produced. Easy access to Highway #99 (Blaine Highway), Highway #91, Highway #10 and is close to the USA Border-Canada Border crossing.**