



Presented by:

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Active
R2166141

Board: F
Other

33.3AC RAWLISON CRESCENT

Langley
Fort Langley
V1M 2R9

Land
\$2,500,000 (LP)

(SP)



Sold Date:		Original Price:	\$2,500,000
Frontage (feet):	829.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	008-385-581
Frontage (metres):		Taxes:	\$980.38
Depth:	2050	For Tax Year:	2015
Price/SqFt:		Zoning:	RU4
Sub-Type:		Rezoneable?	
Flood Plain:	Yes		
Exposure:	South		
Permitted Use:			
Title to Land:	Freehold NonStrata		
Tour:	Virtual Tour URL		

<u>Lot Area</u>	
Acres:	33.30
Hect:	13.48
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Not Required**
Develop Permit?: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**
Perc Test Avail:
Perc Test Date:

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR: **Yes - Agricultural Land Reserve**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes**
Trees Logged: **No**

Legal: **PL NWP36991 LT 5 LD 36 DISTRICT LOT 42/314.**

Site Influences:
Restrictions: **Right of Way**

Listing Broker 1: **RE/MAX Colonial Pacific Realty**
Listing Broker 2:
Listing Broker 3:

33.3 acres of vacant land located in Fort Langley. Subject property faces South and is in RU-4 zoning. Fertile soil suitable for a wide variety of crops, fruits and vegetables. Property boasts gorgeous surrounding mountain and valley views. This is an excellent investment and a great location to build your dream home. Minutes away from Downtown Fort Langley, Walnut Grove Shopping Centre, Redwoods Golf Course and Trinity Western University. Property has easy access to Highway #1. Adjacent property also for sale, 23525 Rawlison Crescent (See MLS #R2166144). Can be sold separately or together.