



Presented by:

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Active
R2166144

Board: F
Other

23525 RAWLISON CRESCENT

Langley
Fort Langley
V1M 2R9

Land
\$4,200,000 (LP)

(SP)



Sold Date:		Original Price:	\$4,200,000
Frontage (feet):	1,030.00	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	025-566-482
Frontage (metres):		Taxes:	\$1,939.65
Depth:	2380(64.9)	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:	64.98
Hect:	26.30
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: **PARCEL A DISTRICT LOT 42 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP3277**

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

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

65 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, (MLS# R2166141). Can be sold separately or together.