

Presented by:
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Active
R2168039

Board: F
 Other

17172 40 AVENUE

Cloverdale
 Serpentine
 V3S 0L5

Land
\$3,700,000 (LP)
 (SP)



Sold Date: Original Price: **\$3,700,000**
 Frontage (feet): **638.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **013-259-121**
 Frontage (metres): Taxes: **\$954.78**
 Depth: **1290** For Tax Year: **2016**
 Price/SqFt: Zoning: **A1**
 Sub-Type: Rezoneable?
 Flood Plain: **Yes**
 Exposure: **North**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:

<u>Lot Area</u>	
Acres:	18.86
Hect:	7.63
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **None**
 Storm Sewer: **None**
 Water Supply: **City/Municipal**
 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:
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **LD 36 SEC 30 TWP 7 PART E 1/2 OF NE 1/4 OF NW 1/4. DBL EXP# C8012491**

Site Influences:
 Restrictions: **None**

Listing Broker 1: **B.C. Farm & Ranch Realty Corp.**
 Listing Broker 2:
 Listing Broker 3:

Beautiful 18.86 acres blueberry farm in South Surrey. Subject property has city water at lot line. Property is currently pre-loaded for a 9,000 sq ft barn/building. 21,000 sq ft pre-load pad to build your dream estate home. Currently planted in 2 blueberry varieties - Duke and Draper with a full drainage and full drip irrigation system. Easy access to Highway #10, Highway #99 and close to Morgan Creek Golf Course. Excellent investment for a farm business and/or holding property. Ideal location to build your dream home close to all the amenities in the prestigious Morgan Creek. This property presents endless opportunities - take advantage now!