

FOR SALE

19910 16 AVENUE LANGLEY BC V2K 1K1
2.5 ACRES LAND ONLY





PID# 000-732-460
MLS# R2198405

GROSS PROPERTY TAXES:
\$3,373.62 (2017)

PRICE:
\$1,550,000

ZONING:

RU-1- Within The Agricultural Land Reserve (ALR)

PROPERTY DIMENSIONS:c

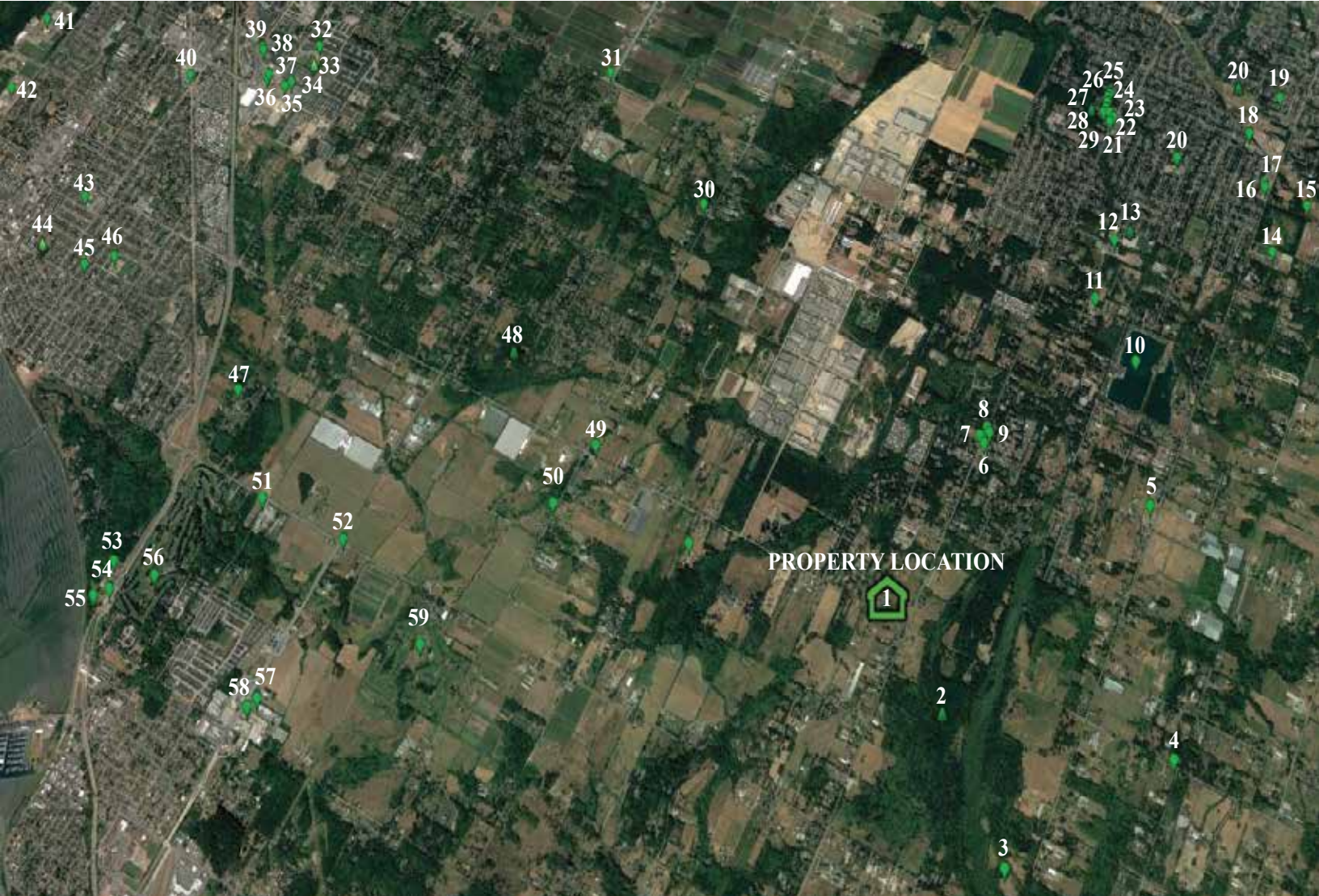
Frontage: 330.05 Feet
Depth: 330.05 Feet

DUE DILIGENCE DOCUMENTS:

1. Title Search
2. Property Disclosure Statement (Upon Accepted Offer)
3. Zoning Documents

LOCATION DESCRIPTION:

2.5 Acres conveniently located in South Langley and close to South Surrey on a truck route. The property is flat, perfectly square and has great frontage. This property is in an ideal location to build your dream estate home. Fertile soil for various crops and or hobby farm. It has a brand new drilled well and is in RU-1 zoned, which allows for a mobile home and accessory buildings. Just minutes away the USA-Canada Border Crossing with easy access to Highway #15(176 street). Stunning mountain views!



PROPERTY LOCATION



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| 1 Property Location | 31 Esso - Gas Station |
| 2 Campbell Valley Park | 32 Southridge School |
| 3 Langley Speed Way | 33 Morgan Heights Linear Park - Park |
| 4 Township 7 Vineyards & Winery | 34 Starbucks |
| 5 Glenwood Elementary | 35 Montana's BBQ & Bar |
| 6 Artful Dodger Pub and Liquor Store - Pub | 36 Scotia Bank |
| 7 Super Save Gas - Gas Station | 37 TD Bank |
| 8 Race Trac Gas - Gas Station | 38 London Drugs |
| 9 IGA - Grocery Store | 39 Starbucks |
| 10 Sunrise Lake | 40 Tim Hortons |
| 11 St. Catherines Catholic Elementary School | 41 Surrey Eagles Hockey Club |
| 12 Noel Booth Elementary | 42 Semiahmoo Secondary School |
| 13 Noel booth Community Park | 43 Peace Arch Hospital - Hospital |
| 14 Brookwood Secondary - High School | 44 Dr. R. J. Allan Hogg Rotary Park - City Park |
| 15 Kid'n Around Children's Centre Daycare - Day Care Center | 45 White Rock |
| 16 Trendz Coffee House - Coffee Shop | 46 Peace Arch Elementary - School |
| 17 Chevron - Gas Station | 47 Meridian Golf Par 3 |
| 18 George Preston Recreation Centre - Recreation Center | 48 Redwood Park |
| 19 PRP - D/HH Uplands Elementary - School | 49 Chevron - Gas Station |
| 20 Belmont Elementary - School | 50 Semiahmoo Fish & Game Club |
| 21 Off Leash Dog Park - Park | 51 Target Golf Academy - Golf Instructor |
| 22 7 11 | 52 Campbell River Store - Gas Station |
| 23 Shoppers Drug Mart | 53 Peace Arch Duty Free |
| 24 Fiorvento N Dr Inc - Dentist | 54 Canada - US Border Crossing Services |
| 25 Brookwood Dental Group - Dental Clinic | 55 Peace Arch Provincial Park |
| 26 McDonald's - Fast Food Restaurant | 56 Peace Portal Golf Course & Club |
| 27 Buy-Low Foods - Supermarket | 57 Derby Bar & Grill |
| 28 Brookwood Park - Park | 58 Pacific Highway Border Crossing |
| 29 Great Canadian Dollar Store | 59 Hazelmere Country Club |
| 30 East Kensington Elementary - School | 60 Panther Paintball & Airsoft Sports Park |



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NAV & TAJ **SEKHON & SEKHON**

Personal Real Estate Corporation

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