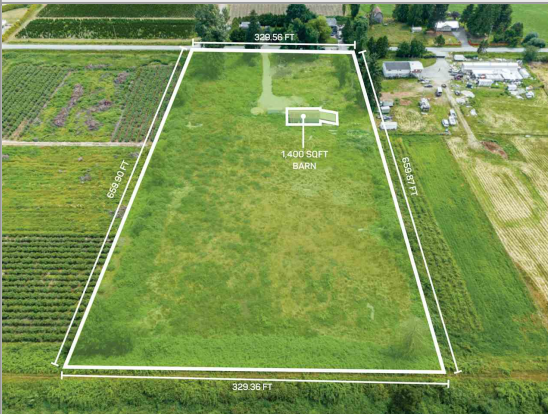


**Active**  
**R2444814**  
 Board: F  
 Other

**18257 83 AVENUE**

North Surrey  
 Port Kells  
 V4N 6A8

Land  
**\$1,525,000** (LP)  
 (SP) 



Sold Date:  
 Frontage (feet): **329.36**  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth: **659.90(4)**  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain:  
 Exposure: **South**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour: **Virtual Tour URL**  
 View - Specify **Mountain and Valley**

Original Price: **\$1,525,000**  
 Subdiv/Complex:  
 P.I.D.: **013-231-995**  
 Taxes: **\$5,167.58**  
 For Tax Year: **2019**  
 Zoning: **A1**  
 Rezoneable?

Lot Area	
Acres:	<b>4.98</b>
Hect:	<b>2.02</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **Well - Shallow**  
 Electricity: **At Lot Line**  
 Natural Gas: **Nearby**  
 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: **None**  
 Property in ALR/FLR: **Yes - Agricultural Land Reserve**

Information Pkg: **Yes**  
 Sign on Property: **Y**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **PARCEL 330' PCL C, PLAN NWP5107, PART SE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**  
 Restrictions: **None**

Listing Broker 1: **eXp Realty (Branch)**  
 Listing Broker 2:  
 Listing Broker 3:

**4.98 ACRES of prime farm land located in the heart of Port Kells. Fertile soil suitable to grow various types of crops, fruits and vegetables. Perfect location to build your dream estate home on acreage with amazing scenic mountain views on a quiet inner street. The property is close to all amenities and is easily accessible to Highway #1, Highway #15, Fraser Highway and Golden Ears Way.**