


Active
R2504706

Board: F
Other

11911 LADNER TRUNK ROAD

N. Delta
Sunshine Hills Woods
V4K 3N3

Land
\$1,625,000 (LP)
(SP) 



Sold Date: Original Price: **\$1,625,000**
 Frontage (feet): **849.01** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **001-048-929**
 Frontage (metres): Taxes: **\$6,411.54**
 Depth: **610.23** For Tax Year: **2019**
 Price/SqFt: Zoning: **A1-RS1**
 Sub-Type: Rezzoneable?
 Flood Plain: **Yes**
 Exposure: **Southeast**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:
 View - Specify **Golf Course**

Lot Area	
Acres:	8.07
Hect:	3.27
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/FLR: **Yes - Agricultural Land Reserve**
 Information Pkg: **Yes**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **Yes**
 Trees Logged in last 2yr?: **No**

Legal: **LOT 22, PLAN NWP24392, SECTION 1, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 51584, & EXC SRW PL 78203**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Restrictions: **Right of Way**

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

Listing Broker 2:

Listing Broker 3:

8.07 ACRES - LAND ONLY READY TO BUILD. Pre-approved building plans with all permits in place to built a 3,500 SQ/FT House. Approx. 5.5 acres of flat land has been cleared and partially leveled with a pre-loaded pad already in place. Property has access to City Water, Natural Gas and Electricity. Home plat is on a private road with access to walking trails and across Delta Golf Course. This property has split zoning of RS1 and A1. Close to all amenities and shopping centers with easy access to Highway #10, Highway #99 and Highway #91.