

**FOR SALE**

**13168 48 AVENUE, SURREY BC V3S 0L2**  
**138.37 ACRES LAND ONLY**



# PROPERTY DESCRIPTION



**13168 48 AVENUE, SURREY BC V3S 0L2**  
**138.37 ACRES LAND ONLY**

**PRICE:**  
**\$6,000,000**

**PID# 025-615-271**  
**MLS# R2103492**  
**CLS# C8007996**

**GROSS PROPERTY TAXES:**  
**\$1,905.54 (2016)**

## **ZONING:**

**A1 - Within The Agricultural Land Reserve (ALR)**

## **DUE DILIGENCE DOCUMENTS:**

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

## **PROPERTY DIMENSIONS:**

**Frontage: 1,414.5 ft.**  
**Depth: 4,248 ft.**

## **LOCATION DESCRIPTION:**

**138 acres of fertile agricultural land, suitable to grow various types of crops. Subject property backs onto the Serpentine River and is overlooking Boundary Bay. There is easy access to Highway #10, Highway #1, Highway #99, Highway #17 and King George Highway. Approximately 20 minutes away from Crescent and White Rock Beach and is close to all other amenities. Definitely a very private, quiet and perfect location to build your dream estate!**

# PROPERTY VIEWS



# PROPERTY DIMENSIONS



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# NAV & TAJ SEKHON & SEKHON

*Personal Real Estate Corporation*

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