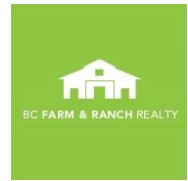


Presented by:
Navdeep Sekhon - PREC

B.C. Farm & Ranch Realty Corp.
 Phone: 604-782-0988
 www.farmsinbc.com
 nav@farmsinbc.com



Active
R2170624

Board: F
 House with Acreage

8516 172 STREET

Surrey
 Fleetwood Tynehead
 V4N 3G4

Residential Detached

\$2,650,000 (LP)

(SP)



Sold Date: Frontage: **232.00** Original Price: **\$2,650,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **9999**
 Depth / Size: **912 (9.64AC)** Bathrooms: **1** Age: **999**
 Lot Area (acres): **9.64** Full Baths: **1** Zoning: **A-1**
 Flood Plain: **Yes** Half Baths: **0** Gross Taxes: **\$4,373.57**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-341-205**
 Tour:

View: **Yes: MOUNTAIN AND VALLEY VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL 55191 LD 36 SEC 30 TWP 8 PARCEL 3, PART NE 1/4.**

Amenities:

Site Influences: **Private Setting, Private Yard, Rural Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Living Room	12' x 18'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 16'			x			x
Main	Laundry	8' x 14'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,250	# of Rooms:	6	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4							Pool:
Finished Floor (Total):	1,250 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Door Height:
Grand Total:	1,250 sq. ft.	Basement:	None		6							
					7							
					8							

Listing Broker(s): **B.C. Farm & Ranch Realty Corp.**

B.C. Farm & Ranch Realty Corp.

Beautiful 9.64 acres in the Fleetwood/Tynehead area that is close to all amenities. Fertile soil suitable to grow various types of crops or other agriculture related products. The property is located on a dead-end street surrounded by large sized executive homes. It is the perfect location to build your dream home with endless mountain and valley views. The existing home is fully renovated and is 1,200 sq ft in size. Easy access to Fraser Highway, Highway #1, Golden Ears Bridge, and Highway #15 (176 Street).