Active
R2194029
Board: F , Land Only
Other

27.28AC 4 AVENUE
Langley
Aldergrove Langley
V4W 2K4

$3,495,000 (LP)
(SP)

Days on Market:	**2**	List Date:	**7/31/2017**	Expiry Date:	**7/31/2018**
Previous Price:	**$0**	Original Price:	**$3,495,000**	Sold Date:	

Frontage:	**665.00**	Subdiv/Complex:	
Meas. Type:	**Feet**	P.I.D.:	**025-980-815**
Frontage Metric:		Taxes:	**$1,040.27**
Depth:	**1925(27.28**	For Tax Year:	**2016**
Price/SqFt:		Zoning:	**RU-2**
Sub-Type:		Rezoneable?:	**Not Known**
Exposure:	**North**	Flood Plain:	**No**
Permitted Use:			
Title to Land:	**Freehold NonStrata**		
Tour:			

Lot Area

Acres:	**27.28**
Hect:	**11.04**
SqFt:	**0.00**
SqM:	**0.00**

Sanitary Sewer:	**None**
Storm Sewer:	**None**
Water Supply:	**Well - Drilled**
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**

Property Access:	**Road Access**
Parking Access:	**Front**
Fencing:	**None**
Property in ALR:	**Yes - Agricultural Land**
Seller's Interest:	**Registered Owner**
Information Pkg:	**Yes**
Sign on Property:	**Y**
Sketch Attatched:	**No**
Property Disclosure:	**No : PROVIDED UPON ACCEPTANCE**
Trees Logged:	**No**
Perc Test Avail:	**No**
Perc Test Date:	

Legal: **PL BCP12006 LT 1 LD 36 SEC 1 TWP 10 PART SE 1/4. DBL EXP#C8013967**

Site Influences: **Cleared, Private Setting**
Restrictions: **None**
Commission: **S-3.22% 1ST 100K/1.15% BAL**

List Broker 1: **B.C. Farm & Ranch Realty Corp. - Office: 604-852-1180**
List Sales Rep 1: **Navdeep Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **Gurcharan Singh Sandhu & Kiranjit Kaur Sandhu**

Appointments:	**Phone L.R. First**
Call:	**NAV**
Phone:	**604-782-0988**

Realtor Remarks: **All measurements are approximate and Buyer to verify if important. Please provide a 24 hour notice before showing. DBL EXP#C8013967.**

27.28 acres Blueberry farm conveniently located in South Langley. Ideal location to build your dream home, as the property is close to 260th & 4th Avenue. Currently planted in 9.5 acres (approx.) of Draper and 17.5 acres (approx.) of Duke variety blueberries producing 200,000 lbs (approx.) in 2016. The field is professionally maintained, has a new drilled well and is highly productive. The property is in RU-2 zoning which allows for two homes on the property. Just minutes away from Abbotsford and the USA-Canada Border Crossing with easy access to Highway #17 (264 Street). Stunning mountain views!

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.