


Active
R2502540
 Board: F
 Other

27612 RIVER ROAD ROAD
 Abbotsford
 Bradner
 V4X 2H1

Land
\$1,675,000 (LP)
 (SP) 



Sold Date:
 Frontage (feet): **834.44**
 Meas. Type: **Feet**
 Frontage (metres):
 Depth: **995.66**
 Price/SqFt:
 Sub-Type:
 Flood Plain: **Yes**
 Exposure: **North**
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:
 View - Specify **Fraser River**

Original Price: **\$1,775,000**
 Subdiv/Complex:
 P.I.D.: **012-036-048**
 Taxes: **\$4,697.09**
 For Tax Year: **2019**
 Zoning: **A-2**
 Rezoneable?

Lot Area	
Acres:	17.58
Hect:	7.11
SqFt:	0.00
SqM:	0.00

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:
 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: **PARCEL G, PLAN NWP5312, DISTRICT LOT 215, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXC: FIRSTLY: PT ON SRW PL 49907, SECONDLY: PT SUBDIVIDED BY PL LMP27143**
 Site Influences: **Greenbelt, Private Setting, Recreation Nearby, Waterfront Property**
 Restrictions: **Right of Way**

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

17.58 ACRES. Fertile soil suitable for a wide variety of crops. Gorgeous surrounding mountain, valley, and waterfront views, this is a great location to build your dream home. Close to all amenities like Downtown Fort Langley, Walnut Grove Shopping Centre, Redwoods Golf Course and Trinity Western University. Walking distance to Glen Valley Reginal Park and the Fraser River. Property has easy access to Highway #1.