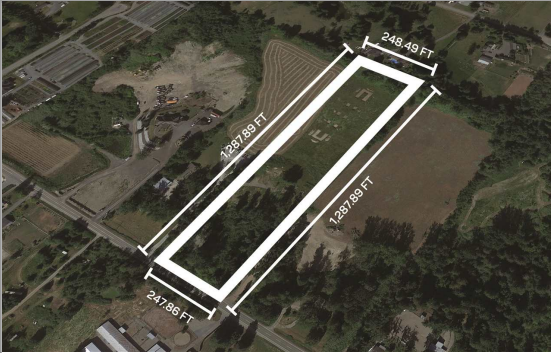


**Active**  
**R2518320**  
 Board: F  
 Other

**2496 LEFEUVRE ROAD**  
 Abbotsford  
 Aberdeen  
 V4X 1H6

Land  
**\$1,895,000** (LP)  
 (SP) **M**



Sold Date:  
 Frontage (feet): **247.86**  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth: **1287.89**  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain: **No**  
 Exposure: **West**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **Mountain and Valley**

Original Price: **\$1,895,000**  
 Subdiv/Complex:  
 P.I.D.: **011-085-291**  
 Taxes: **\$6,621.19**  
 For Tax Year: **2020**  
 Zoning: **A1**  
 Rezoneable?

Lot Area	
Acres:	<b>7.33</b>
Hect:	<b>2.97</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

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**  
 Perc Test Avail: **No**  
 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 A, LOT 7, PLAN NWP4871, SECTION 21, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT, (J68290E)**

Site Influences: **Central Location, Recreation Nearby, Rural Setting, Shopping Nearby**  
 Restrictions: **None**

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

**7.33 Acres Land Only. Excellent location to build your Dream Home, close to all amenities. Property has a Brand New Well, No Creeks, No Easements, and No Right of Ways. Fertile soil for various crops and or hobby farm. Easy access to Fraser Highway, Highway #1, and the USA-Canada Border Crossing. Stunning mountain and valley views.**