

**Active** **29421 MCTAVISH ROAD ROAD** Land  
**R2536035** Abbotsford **\$3,200,000** (LP)  
 Board: F Bradner  
 Other V4X 2G2 (SP) **M**



Sold Date: Original Price: **\$3,200,000**  
 Frontage (feet): **1,282.05** Subdiv/Complex:  
 Meas. Type: **Feet** P.I.D.: **005-416-973**  
 Frontage (metres): Taxes: **\$12,719.76**  
 Depth: **1,341.14** For Tax Year: **2020**  
 Price/SqFt: Zoning: **A-1**  
 Sub-Type: Rezoneable?  
 Flood Plain: **No**  
 Exposure: **South**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **Mountain and Valley**

Lot Area	
Acres:	<b>39.45</b>
Hect:	<b>15.96</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **City/Municipal**  
 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:  
 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: **LOT 3, PLAN NWP55894, PART SE1/4, SECTION 22, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Rural Setting**  
 Restrictions: **Environmental, Mineral Claims**

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

**39.45 ACRES Land Only. Ideal location to build your dream home in North Bradner with all utilities (City Water, Gas, and Hydro). Beautifully treed property with complete privacy on a dead end road. Amazing 180 degree breathtaking panoramic views of the Fraser River and surrounding mountain ranges, including Mt. Baker & Mt. Cheam. A1 zoning allows for a multiple agricultural uses and secondary dwellings. The property offers 26 Acres of usable accessible land. Easy access to all amenities and Highway #1.**