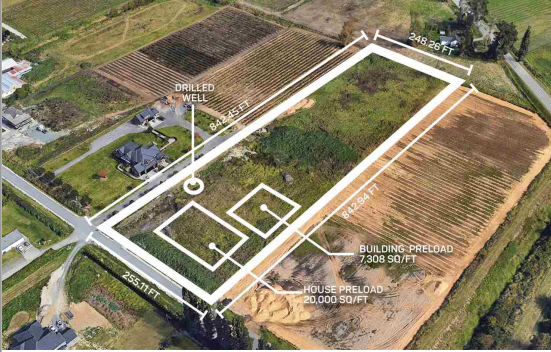


**Active**  
**R2538181**  
 Board: F  
 Other

**8476 184 STREET**  
 North Surrey  
 Port Kells  
 V4N 3G3

Land  
**\$2,395,000** (LP)  
 (SP) 



Sold Date:  
 Frontage (feet): **255.11**  
 Meas. Type: **Feet**  
 Frontage (metres):  
 Depth: **842.94**  
 Price/SqFt:  
 Sub-Type:  
 Flood Plain: **Yes**  
 Exposure: **West**  
 Permitted Use:  
 Title to Land: **Freehold NonStrata**  
 Tour:  
 View - Specify **Mountain and Valley**

Original Price: **\$2,395,000**  
 Subdiv/Complex:  
 P.I.D.: **012-013-170**  
 Taxes: **\$4,682.94**  
 For Tax Year: **2020**  
 Zoning: **A-1**  
 Rezoneable?

Lot Area	
Acres:	<b>5.00</b>
Hect:	<b>2.02</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:  
 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 15, PLAN NWP1158, PART NW1/4, SECTION 28, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Private Setting, Rural Setting, Shopping Nearby**

Restrictions: **None**

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

**5 ACRES - PRELOADED AND READY TO BUILD in Port Kells. Ready to build a Home on a 20,000 SQ/FT Pre-load pad and ready to build a Building on a 7,308 SQ/FT Pre-load pad. Great location to build your dream home and/or start a hobby farm. Fertile soil suitable for various crops, fruits & vegetables. Easy Access to Highway #15 (176 Street), Fraser Highway, Highway #1 (Trans-Canada) and Golden Ears Way. Close to all amenities.**