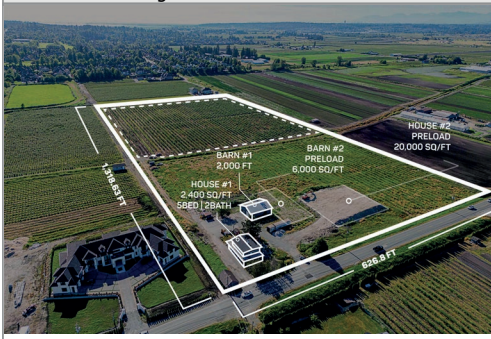


Active
R2727150
 Board: F, Detached
 House with Acreage

3511 168 STREET
 South Surrey White Rock
 Morgan Creek
 V3S 0L2

\$5,500,000 (LP)
 (SP)



Days on Market: **3** List Date: **9/26/2022** Expiry Date: **9/22/2023**
 Previous Price: **\$0** Original Price: **\$5,500,000** Sold Date:

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1958**
 Frontage (feet): **626.80** Bedrooms: **5** Age: **64**
 Frontage (metres): **191.05** Bathrooms: **2** Zoning: **A1**
 Depth / Size: **1318.63** Full Baths: **2** Gross Taxes: **\$969.69**
 Lot Area (sq.ft.): **0.00** Half Baths: **0** For Tax Year: **2021**
 Lot Area (acres): **18.96** Rear Yard Exp: Tax Inc. Utilities?: **No**
 Flood Plain: **Yes** P.I.D.: **011-305-908** Tour:
 View: **Yes : Mountain & Valley Views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity**
 Sewer Type: **Septic** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2022**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Patio(s) & Deck(s)**

Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport & Garage, Open**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **LOT 5, PLAN NWP8431, SECTION 25, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Barn**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Rural Setting, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,200	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'x15'	x			Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'7x12'8	x			Main 4
Finished Floor (Below):	1,200	Main	Dining Room	10'x9'8	x			Below 4
Finished Floor (Basement):	0	Main	Bedroom	15'x11'7	x			
Finished Floor (Total):	2,400sq. ft.	Main	Bedroom	12'7x9'8	x			
Unfinished Floor:	0	Main	Bedroom	10'9x9'4	x			
Grand Total:	2,400sq. ft.	Below	Living Room	17'x14'	x			
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	11'8x11'	x			
Suite: None		Below	Bedroom	11'x12'	x			
Basement: Partly Finished		Below	Foyer	12'x10'2	x			
Crawl/Bsm. Ht:	# of Levels: 2	Below	Bedroom	8'5x8'3	x			
# of Kitchens: 2	# of Rooms: 12	Below	Laundry	11'6x6'8	x			
				x				

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506** List Broker 3:
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
 List Broker 2:
 List Desig Agt 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 3:

Appointments: **Touchbase**
 Call: **TOUCHBASE**
 Phone: **604-782-0988**

Occupancy: **Tenant**

Realtor **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, please browse our website at www.farmsinbc.com**

18.96 ACRES, HOUSE AND BLUEBERRY FARM! Fantastic location to build your dream home with access to all utilities. 20,000 sqft preloaded ready to build a new home and 6,000 sqft preloaded for a new building. The property has two 1,800 square foot houses. Current home is 2,400 sqft 5 bedrooms & 2 bathrooms that has been fully renovated in 2022 and a 2,000 sqft barn. The property is planted in two Blueberry varieties: Duke & Bluecrop. Centrally located just east of Morgan Creek with amazing valley and mountain views. Close to all amenities: schools, transit and shopping. Easy access to Highway #10, Highway #15 and the US Border.