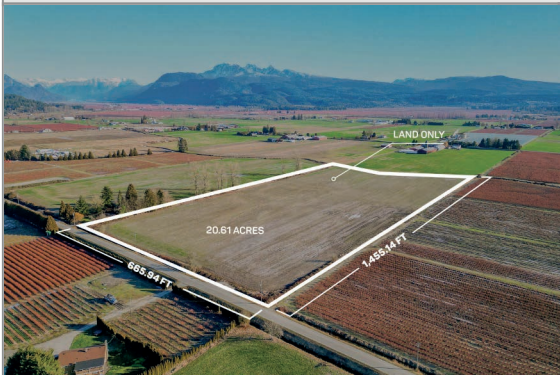


<b>Active</b> <b>R2748267</b> Board: V, Land Only Other	<b>13480 HALE ROAD</b> Pitt Meadows North Meadows PI X0X 0X0	<b>\$2,950,000</b> (LP) (SP)										
	Days on Market: <b>8</b> Previous Price: <b>\$0</b> Frontage: <b>665.94</b> Meas. Type: <b>Feet</b> Frontage Metric: Depth: <b>1455.14</b> Price/SqFt: Sub-Type: Exposure: <b>West</b> Permitted Use: Title to Land: <b>Freehold NonStrata</b> Tour: View - Specify <b>Mountain and Valley</b>	List Date: <b>1/30/2023</b> Original Price: <b>\$2,950,000</b> Subdiv/Complex: P.I.D.: <b>011-092-602</b> Taxes: <b>\$2,419.03</b> For Tax Year: <b>2021</b> Zoning: <b>A-2</b> Rezoneable?: Flood Plain: <b>Yes</b> <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;"><b>20.61</b></td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;"><b>8.34</b></td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;"><b>0.00</b></td> </tr> </tbody> </table>	Lot Area		Acres:	<b>20.61</b>	Hect:	<b>8.34</b>	SqFt:	<b>0.00</b>	SqM:	<b>0.00</b>
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Hect:	<b>8.34</b>											
SqFt:	<b>0.00</b>											
SqM:	<b>0.00</b>											
Sanitary Sewer: <b>None</b> Storm Sewer: <b>None</b> Water Supply: <b>None</b> Electricity: <b>At Lot Line</b> Natural Gas: <b>At Lot Line</b> Telephone Service: <b>Available Nearby</b> Cable Service: <b>Available Nearby</b> Prospectus: <b>Not Required</b> Develop Permit: <b>No</b> Bldg Permit Apprv: <b>No</b> Building Plans: <b>Not Available</b>	Property Access: <b>Road Access</b> Parking Access: Fencing: Property in ALR/FLR: <b>Yes - Agricultural Land</b> Seller's Interest: <b>Registered Owner</b> Information Pkg: <b>Yes</b> Sign on Property: Sketch Attached: <b>No</b> Property Disclosure: <b>Yes:</b> Trees Logged in last 2yr?: <b>No</b> Perc Test Avail: Perc Test Date:											
Legal: <b>LOT 23, PLAN NWP4360, PART NE1/4, SECTION 27, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT, &amp; SEC 34</b>												
Site Influences: <b>Central Location, Cleared</b> Restrictions: <b>Right of Way</b>												
List Broker 1: <b>eXp Realty (Branch) - OFC: 833-817-6506</b> List Sales Rep 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Sales Rep 2: List Broker 2: List Broker 3: Sell Broker 1: Sell Sales Rep 1: Sell Broker 2: Sell Sales Rep 2:	Appointments: Call: <b>Touchbase</b> Phone: <b>TOUCHBASE</b> <b>604-360-1049</b>											
Realtor Remarks: <b>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.</b>												
<b>20.61 ACRES – Great building site to build your dream home on flat, cleared farmland with mountain and valley views and with City water, gas and hydro located on the street. Fertile soil great for various crops like Blueberry and vegetables. Close to all amenities like City Centres, Schools, Transit, Shopping, Golf Courses, and Pitt Lake. Easy access to Lougheed Highway.</b>												