

**Active**  
**R2758484**

Board: F, Land Only  
Other

**16087 59 AVENUE**

Cloverdale  
Cloverdale BC  
V3S 7A5

**\$2,050,000** (LP)  
(SP)



Days on Market: <b>105</b>	List Date: <b>10/24/2022</b>	Expiry Date: <b>4/28/2023</b>
Previous Price: <b>\$2,495,000</b>	Original Price: <b>\$2,495,000</b>	Sold Date:
Frontage: <b>351.74</b>	Subdiv/Complex:	
Meas. Type: <b>Feet</b>	P.I.D.: <b>012-198-331</b>	
Frontage Metric:	Taxes: <b>\$5,163.82</b>	
Depth: <b>599.64(4.91)</b>	For Tax Year: <b>2022</b>	
Price/SqFt:	Zoning: <b>A1</b>	
Sub-Type:	Rezoneable?:	
Exposure: <b>South</b>	Flood Plain: <b>Yes</b>	
Permitted Use:		
Title to Land: <b>Freehold NonStrata</b>		
Tour: <b>Virtual Tour URL</b>		
View - Specify		

Lot Area	
Acres:	<b>4.91</b>
Hect:	<b>1.99</b>
SqFt:	<b>0.00</b>
SqM:	<b>0.00</b>

Sanitary Sewer: **None**  
Storm Sewer: **Nearby**  
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**

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **Yes - Agricultural Land**  
Seller's Interest: **Registered Owner**  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **Yes:**  
Trees Logged in last 2yr?: **No**  
Perc Test Avail:  
Perc Test Date:

First Nation Reserve:

Legal: **LOT 21, BLOCK 1, PLAN NWP1435, PART SW1/4, SECTION 12, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**  
Restrictions: **None**  
Commission:

List Broker 1: **eXp Realty (Branch) - OFC: 833-817-6506**  
List Sales Rep 1: **Nav Sekhon - PREC - Phone: 604-782-0988**  
List Sales Rep 2:  
List Broker 2:  
List Broker 3:  
Sell Broker 1:  
Sell Sales Rep 1:  
Sell Broker 2:  
Sell Sales Rep 2:  
Owner: **\*\*Privacy Protected\*\* Gulshan Kumar Goyal**

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

3:

Realtor Remarks: **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.**

**4.91 Acres Land Only located in Surrey. Perfect location to build your Dream Home, 2 Road frontage 60 Avenue and 59 Avenue. Nearby schools include A J McLellan Elementary, Kwantlen Polytechnic University Cloverdale Campus. Great location close to all shopping and amenities with easy access to 64 Avenue, 168 Street, Highway #15, Highway #10 & Highway #1.**