



Active		15632 64 AVENUE		\$8,375,000 (LP)											
R2843894		Surrey		(SP)											
Board: F , Land Only		Sullivan Station													
Other		V3S 1Y1													
	Days on Market:	1	List Date:	1/31/2024	Expiry Date:	1/31/2025									
	Previous Price:	\$0	Original Price:	\$8,375,000	Sold Date:										
	Frontage:	1,124.03	Subdiv/Complex:												
	Meas. Type:	Feet	P.I.D.:	008-978-468											
	Frontage Metric:		Taxes:	\$1,313.76											
	Depth:	2500(67.02A)	For Tax Year:	2023											
	Price/SqFt:		Zoning:	A1											
	Sub-Type:		Rezoneable?:												
	Exposure:	North	Flood Plain:	Yes											
	Permitted Use:					<table border="1"> <tr> <td colspan="2">Lot Area</td> </tr> <tr> <td>Acres:</td> <td>67.02</td> </tr> <tr> <td>Hect:</td> <td>27.12</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </table>	Lot Area		Acres:	67.02	Hect:	27.12	SqFt:	0.00	SqM:
Lot Area															
Acres:	67.02														
Hect:	27.12														
SqFt:	0.00														
SqM:	0.00														
Title to Land:	Freehold NonStrata														
Tour:	Virtual Tour URL														
View - Specify	Valley														
Sanitary Sewer:	None	Property Access:	Road Access	First Nation Reserve:											
Storm Sewer:	None	Parking Access:													
Water Supply:	None	Fencing:													
Electricity:	At Lot Line	Property in ALR/FLR:	Yes - Agricultural Land												
Natural Gas:	At Lot Line	Seller's Interest:	Registered Owner												
Telephone Service:	Available Nearby	Information Pkg:	Yes												
Cable Service:	Available Nearby	Sign on Property:	Y												
Prospectus:	Not Required	Sketch Attached:	No												
Develop Permit:	No	Property Disclosure:	Yes:												
Bldg Permit Apprv:	No	Trees Logged in last 2yr?:	No												
Building Plans:	Not Available	Perc Test Avail:													
		Perc Test Date:													
Legal:	LOT 20, PLAN NWP27373, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PT SUB'D BY PL LMP12468 & PORTION OUTLINED ON EPP66430 DBL EXP#C														
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby														
Restrictions:	Right of Way														
Commission:	1.25%														
List Broker 1:	eXp Realty (Branch) - OFC: 833-817-6506	Appointments:	Touchbase												
List Sales Rep 1:	Nav Sekhon - PREC - Phone: 604-782-0988	Call:	TOUCHBASE												
List Sales Rep 2:	Tony Hepburn - Phone: 604-506-3883	Phone:	604-782-0988												
List Broker 2:	RE/MAX Select Properties - Office: 604-737-8865														
List Broker 3:			3:												
Buyer's Broker 1:															
Buyer's Agent 1:															
Buyer's Broker 2:															
Buyer's Agent 2:															
Owner:															
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 on our website at www.farmsinbc.com DBL EXP#C														
	67.02 ACRES LAND ONLY. Great location to build an Estate Home and build an Agribusiness Facility or Agritourism. Corner property with 2 Road frontage - 1,124.03' on 64 Avenue with great exposure and high traffic and 1,576.31' on 156 Street great to place an Estate Home. Well-drained farm with fertile soil suitable for various crops, fruits, and vegetables. Walking distance to all shopping and amenities, and easy access to Highway #10, #17, and #1.														

LND Full Realtor 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 02/01/2024 01:36 PM