



Active

R2799026

Board: F , Land Only
Other

4233 168 STREET

Cloverdale
Serpentine
V3S 0L2

\$4,395,000 (LP)
(SP)



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|--|------------------------------------|-------------------------------|
| Days on Market: 0 | List Date: 7/21/2023 | Expiry Date: 7/21/2024 |
| Previous Price: \$0 | Original Price: \$4,395,000 | Sold Date: |
| Frontage: 465.09 | Subdiv/Complex: | |
| Meas. Type: Feet | P.I.D.: 015-552-080 | |
| Frontage Metric: | Taxes: \$978.10 | |
| Depth: 1721.75 | For Tax Year: 2023 | |
| Price/SqFt: | Zoning: A1 | |
| Sub-Type: | Rezoneable?: | |
| Exposure: East | Flood Plain: Yes | |
| Permitted Use: | | Lot Area |
| Title to Land: Freehold NonStrata | | Acres: 24.34 |
| Tour: | | Hect: 9.85 |
| View - Specify: Mountain and Valley | | SqFt: 0.00 |
| | | SqM: 0.00 |

| | |
|--------------------|-------------------------|
| Sanitary Sewer: | None |
| Storm Sewer: | None |
| 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 | First Nation Reserve: |
| 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: | No : Provided upon acceptance | |
| Trees Logged in last 2yr?: | No | |
| Perc Test Avail: | | |
| Perc Test Date: | | |

Legal: **PARCEL A, PLAN NWP83980, PART SE1/4, SECTION 36, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Restrictions: **None**

Commission: **3.22% ON THE \$100,000 AND 1.15% ON THE BALANCE.**

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|--|--------------------------------|
| 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: | Phone: 604-782-0988 |
| List Broker 2: | |
| List Broker 3: | |
| Sell Broker 1: | |
| Sell Sales Rep 1: | |
| Sell Broker 2: | |
| Sell Sales Rep 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.**

24.34 ACRES, BLUEBERRY FARM! Fantastic location to build your dream home with access to all utilities. Could build a 5,400 SQ/FT two level home plus a 8,000 - 10,000 SQ/FT Barn. The property is planted in three Blueberry varieties, 9 Acres of Duke, 1 Acre of Liberty & 15 Acres of Reka. Centrally located to 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.

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