



Active R2838737 Board: F, Land Only Other	14953 48 AVENUE Surrey Sullivan Station V3S 0L2	\$5,500,000 (LP) (SP)										
												
	Days on Market: 0	List Date: 1/12/2024	Expiry Date: 6/30/2024									
	Previous Price: \$0	Original Price: \$5,500,000	Sold Date:									
	Frontage: 72.05	Subdiv/Complex:										
	Meas. Type: Feet	P.I.D.: 013-219-138										
	Frontage Metric:	Taxes: \$1,192.57										
	Depth: 1301.60(34)	For Tax Year: 2023										
	Price/SqFt:	Zoning: A-1										
	Sub-Type:	Rezoneable?:										
	Exposure: West	Flood Plain: Yes										
	Permitted Use: House/Single Family		<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>34.02</td> </tr> <tr> <td>Hect:</td> <td>13.77</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </tbody> </table>	Lot Area		Acres:	34.02	Hect:	13.77	SqFt:	0.00	SqM:
Lot Area												
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Hect:	13.77											
SqFt:	0.00											
SqM:	0.00											
View - Specify Mountain and Valley												
Sanitary Sewer: None	Property Access: Road Access	First Nation Reserve:										
Storm Sewer: None	Parking Access:											
Water Supply: Well - Drilled	Fencing:											
Electricity: Available	Property in ALR/FLR: Yes - Agricultural Land											
Natural Gas: Nearby	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: PARCEL F, PLAN NWP12166, PART SE1/4, SECTION 3, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, & NE1/4 SEC 34 TWP 1												
Site Influences: Central Location, Private Setting, Rural Setting, Waterfront Property												
Restrictions: None												
Commission: 3.22% ON THE \$100,000 AND 1.15% ON THE BALANCE.												
List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506		Appointments:	Touchbase									
List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988	nav@farmsinbc.com	Call:	TOUCHBASE									
List Sales Rep 2:		Phone:	604-360-1049									
List Broker 2:												
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 our website at www.farmsinbc.com.												
34.02 ACRES LAND AND BUILDING. The farm is located in a very desirable location. Fertile soil suitable to grow various types of crops, fruits, and vegetables. The property has a 1,500 SQFT workshop with bay doors. Perfect location to build your dream estate dream with amazing scenic mountain views on a quiet inner street. The property offers quick and easy access to Highway #10, King George Blvd, and Highway #99.												