
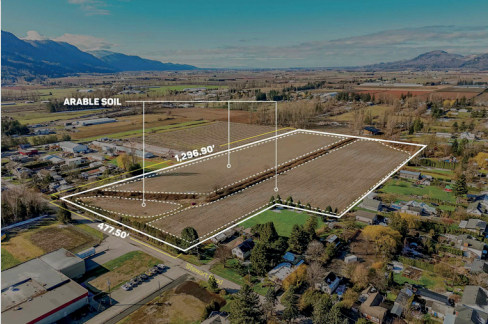


<b>Active</b>		<b>4315 STEWART ROAD</b>		<b>\$3,600,000</b> (LP)										
<b>R2855574</b>		Yarrow		(SP)										
Board: H, Land Only		Yarrow												
Other		V2R 5G2												
		Days on Market: <b>0</b>	List Date: <b>3/12/2024</b>	Expiry Date: <b>3/12/2025</b>										
		Previous Price: <b>\$0</b>	Original Price: <b>\$3,600,000</b>	Sold Date:										
		Frontage: <b>477.50</b>	Subdiv/Complex:											
		Meas. Type: <b>Feet</b>	P.I.D.:	<b>009-643-028</b>										
		Frontage Metric:	Taxes:	<b>\$1,465.20</b>										
		Depth: <b>1,296.90</b>	For Tax Year:	<b>2023</b>										
		Price/SqFt:	Zoning:	<b>AL</b>										
		Sub-Type:	Rezoneable?:											
		Exposure: <b>East</b>	Flood Plain:	<b>Yes</b>										
		Permitted Use:			<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td><b>18.00</b></td> </tr> <tr> <td>Hect:</td> <td><b>7.28</b></td> </tr> <tr> <td>SqFt:</td> <td><b>0.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>0.00</b></td> </tr> </tbody> </table>		Lot Area		Acres:	<b>18.00</b>	Hect:	<b>7.28</b>	SqFt:	<b>0.00</b>
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SqM:	<b>0.00</b>													
Title to Land: <b>Freehold NonStrata</b>	Tour: <b>Virtual Tour URL</b>													
View - Specify	<b>Mountains</b>													
Sanitary Sewer: <b>None</b>	Property Access: <b>Allowed Access</b>	First Nation Reserve:												
Storm Sewer: <b>At Lot Line</b>	Parking Access:													
Water Supply: <b>City/Municipal</b>	Fencing:													
Electricity: <b>At Lot Line</b>	Property in ALR/FLR: <b>Yes - Agricultural Land</b>													
Natural Gas: <b>At Lot Line</b>	Seller's Interest: <b>Registered Owner</b>													
Telephone Service: <b>Available Nearby</b>	Information Pkg: <b>Yes</b>													
Cable Service: <b>Available Nearby</b>	Sign on Property: <b>Y</b>													
Prospectus: <b>Not Required</b>	Sketch Attached: <b>Yes</b>													
Develop Permit: <b>No</b>	Property Disclosure: <b>Yes:</b>													
Bldg Permit Apprv: <b>No</b>	Trees Logged in last 2yr?: <b>No</b>													
Building Plans: <b>Not Available</b>	Perc Test Avail:													
	Perc Test Date:													
Legal: <b>LOT 2, PLAN NWP12009, DISTRICT LOT 449, NEW WESTMINSTER LAND DISTRICT</b>														
Site Influences: <b>Central Location, Cleared, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby</b>														
Restrictions: <b>Other</b>														
Commission: <b>3.22% 1ST \$100,000 / 1.15% BAL</b>														
List Broker 1: <b>eXp Realty (Branch) - OFC: 833-817-6506</b>			Appointments:	<b>Touchbase</b>										
List Sales Rep 1: <b>Jay Khakh - Phone: 604-418-2937</b>			Call:	<b>TOUCHBASE</b>										
List Sales Rep 2: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b>	<b>jay@farmsinbc.com</b>		Phone:	<b>604-418-2937</b>										
List Broker 2: <b>eXp Realty (Branch) - OFC: 833-817-6506</b>	<b>nav@farmsinbc.com</b>													
List Broker 3:			3:											
Buyer's Broker 1:														
Buyer's Agent 1:														
Buyer's Broker 2:														
Buyer's Agent 2:														
Owner:														
Realtor Remarks: <b>*DUPLICATE C8058284* *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.</b>														
<b>LAND BANKERS ALERT -- 18 ACRES OF PRIME LAND IN CENTRAL YARROW! This Land Only parcel is ideal for your Dream House on Acreage and allows you to be in walking distance to all Town Amenities, Schools, Churches, Shopping, Restaurants, and Parks. Cultus Lake is only 15 minutes away and Highway #1 is 5 minutes away. This parcel is Fully Cleared and Level. Bring your own Farming Operation or continue to Lease the land for Passive Income and Farm Status. Call now for a showing!</b>														