



Active R2857031 Board: F , Land Only Other	4281 176 STREET Cloverdale Serpentine V3Z 1C3	\$3,450,000 (LP) (SP) 
	Days on Market: 1 Previous Price: \$0	List Date: 3/20/2024 Original Price: \$3,450,000 Expiry Date: 3/20/2025 Sold Date:
	Frontage: 773.16 Meas. Type: Feet Frontage Metric: Depth: 594.71 Price/SqFt: Sub-Type: Exposure: East Permitted Use:	Subdiv/Complex: P.I.D.: 006-023-291 Taxes: \$1,051.24 For Tax Year: 2023 Zoning: A-1 Rezoneable?: Flood Plain: Yes
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	Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify Valley and Moutain Property Access: Road Access Parking Access: Fencing: None 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:	Lot Area Acres: 11.22 Hect: 4.54 SqFt: 0.00 SqM: 0.00 First Nation Reserve:
Legal: LOT 4, PLAN NWP41161, PART SE1/4, SECTION 31, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PART ROAD BCP18916 Site Influences: Cleared, Greenbelt, Rural Setting Restrictions: None Commission: 3.22% ON THE FIRST \$100,000.00 AND 1.15% ON THE REMAINING BALANCE		
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: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:	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.		
11.22 ACRES LAND ONLY. Great location to build an Estate Home (5,400 SQ/FT) and build a barn (8,000 - 10,000 SQ/FT). The Large frontage of 773.16' on 176 Street (Highway #17) is great for building an Agribusiness Facility or for Agritourism. Fertile soil is great for various crops like Blueberries, Vegetables, and or Nursery Operations. All utilities at the lot line, City Water, and Natural Gas, accessible to 3-Phase Power. Close to all amenities, and easy access to Highway #10, Highway #1, and USA Border.		