

<b>Active</b>		<b>8476 184 STREET</b>		<b>\$2,988,000</b> (LP)		
<b>R2862300</b>		North Surrey		(SP)		
Board: F , Land Only		Port Kells				
Other		V4N 6G4				
	Days on Market:	<b>0</b>	List Date:	<b>3/29/2024</b>	Expiry Date:	<b>3/29/2025</b>
	Previous Price:	<b>\$0</b>	Original Price:	<b>\$2,988,000</b>	Sold Date:	
	Frontage:	<b>255.11</b>	Subdiv/Complex:			
	Meas. Type:	<b>Feet</b>	P.I.D.:	<b>012-013-170</b>		
	Frontage Metric:		Taxes:	<b>\$5,703.24</b>		
	Depth:	<b>842.94</b>	For Tax Year:	<b>2023</b>		
	Price/SqFt:		Zoning:	<b>A-1</b>		
	Sub-Type:		Rezoneable?:			
	Exposure:	<b>West</b>	Flood Plain:	<b>Yes</b>		
	Permitted Use:	<b>House/Single Family</b>				
Title to Land:	<b>Freehold NonStrata</b>					
Tour:	<b>Virtual Tour URL</b>					
View - Specify	<b>Mountain and Valley Views</b>					
Sanitary Sewer:	<b>None</b>	Property Access:	<b>Road Access</b>	First Nation Reserve:		
Storm Sewer:	<b>None</b>	Parking Access:				
Water Supply:	<b>Well - Drilled</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>No</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 15, PLAN NWP1158, SECTION 28, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT</b>					
Site Influences:	<b>Central Location, Private Setting, Rural Setting, Shopping Nearby</b>					
Restrictions:	<b>None</b>					
Commission:	<b>3.22% ON THE FIRST \$100,000.00 AND 1.15% ON THE REMAINING BALANCE</b>					
List Broker 1:	<b>eXp Realty (Branch) - OFC: 833-817-6506</b>	Appointments:	<b>Touchbase</b>			
List Sales Rep 1:	<b>Nav Sekhon - PREC - Phone: 604-782-0988</b>	Call:	<b>TOUCHBASE</b>			
List Sales Rep 2:		Phone:	<b>604-360-1049</b>			
List Broker 2:						
List Broker 3:						
Buyer's Broker 1:						
Buyer's Agent 1:						
Buyer's Broker 2:						
Buyer's Agent 2:						
Owner:						
Realtor Remarks:	<b>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 <a href="http://www.farmsinbc.com">www.farmsinbc.com</a>.</b>					
<b>5 ACRES - PRELOADED AND READY TO BUILD in Port Kells. Ready to build a 5,400 SQ/FT Home on a 20,000 SQ/FT Pre-load pad and ready to build a Building on a 7,308 SQ/FT Pre-load pad. Great location to build your dream home and/or start a hobby farm. Fertile soil suitable for various crops, fruits &amp; vegetables. Easy Access to Highway #15 (176 Street), Fraser Highway, Highway #1 (Trans-Canada), and Golden Ears Way. Close to all amenities.</b>						