
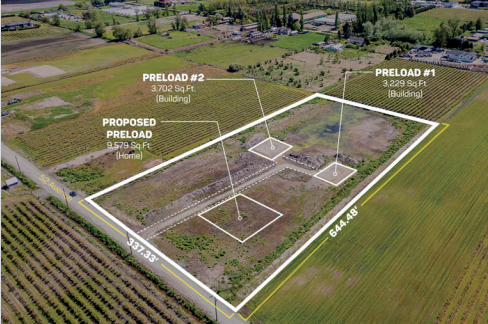


Active		16484 52 AVENUE		\$2,950,000 (LP)										
R2879914		Cloverdale Serpentine V3S 0L2		(SP)										
Board: F , Land Only Other														
	Days on Market: 3	List Date: 5/10/2024	Expiry Date: 5/10/2025											
	Previous Price: \$0	Original Price: \$2,950,000	Sold Date:											
	Frontage: 337.33	Subdiv/Complex:												
	Meas. Type: Feet	P.I.D.:	001-058-177											
	Frontage Metric:	Taxes:	\$4,987.62											
	Depth: 644.48	For Tax Year:	2023											
	Price/SqFt:	Zoning:	A-1											
	Sub-Type:	Rezoneable?:												
	Exposure: North	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>4.98</td> </tr> <tr> <td>Hect:</td> <td>2.02</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:	4.98	Hect:	2.02	SqFt:	0.00	SqM:
Lot Area														
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Hect:	2.02													
SqFt:	0.00													
SqM:	0.00													
Tour: Virtual Tour URL		View - Specify Mountain and Valley Views												
Sanitary Sewer: None	Property Access: Road Access	First Nation Reserve:												
Storm Sewer: None	Parking Access:													
Water Supply: City/Municipal	Fencing: None													
Electricity: At Lot Line	Property in ALR/FLR: Yes - Agricultural Land													
Natural Gas: At Lot Line	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: LOT 12, BLOCK 2, PLAN NWP1143, DISTRICT LOT 362&365, NEW WESTMINSTER LAND DISTRICT														
Site Influences: Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby														
Restrictions: Environmental														
Commission: 3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE														
List Broker 1: eXp Realty (Branch) - OFC: 833-817-6506	List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988		Appointments: Touchbase											
List Sales Rep 2:	List Broker 2:		Call: TOUCHBASE											
List Broker 3:	Buyer's Broker 1:		Phone: 604-360-1049											
Buyer's Agent 1:	Buyer's Agent 2:		3:											
Buyer's Agent 2:	Owner:													
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.													
4.98 ACRES - PRELOADED in MORGAN CREEK. 2 Preloads ready to build 2 Buildings 3,229 SQ/FT and 3,702 SQ/FT. Proposed Preload of 9,579 SQ/FT to Build a 5,400 SQ/FT Home. Main Road (52 Avenue) will be built by the City of Surrey. All utilities at lot line (Hydro, Gas, Natural Gas, and City Water). Great location to build your dream home and/or start a hobby farm. Fertile soil suitable for various crops, fruits & vegetables. Close to all amenities; schools, transit, Morgan Creek Golf Course, and shopping. Easy access to Highway #10, Highway #15, and the US Border.														