



Active R2902077 Board: F , Land Only Other	16711 COLEBROOK ROAD Cloverdale Cloverdale BC V3S 0L2	\$2,375,000 (LP) (SP)											
													
	Days on Market: 0 Previous Price: \$0	List Date: 7/11/2024 Original Price: \$2,375,000 Expiry Date: 7/11/2025 Sold Date:											
	Frontage: 215.98 Meas. Type: Feet Frontage Metric:	Subdiv/Complex: P.I.D.: 007-434-634 Taxes: \$1,135.73 For Tax Year: 2023 Zoning: A-1 Rezoneable?:	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;">5.78</td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;">2.34</td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table>	Lot Area		Acres:	5.78	Hect:	2.34	SqFt:	0.00	SqM:	0.00
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Depth: 1166.11(5.7 Price/SqFt: Sub-Type: Exposure: North Permitted Use:	Flood Plain: Yes Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify Valley and Mountain												
Sanitary Sewer: None Storm Sewer: None Water Supply: City/Municipal Electricity: Available Natural Gas: Not Available Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit: No Bldg Permit Apprv: No Building Plans: Not Available	Property Access: Allowed Access Parking Access: Fencing: Property in ALR/FLR: Yes - Agricultural Land Seller's Interest: Registered Owner Information Pkg: Yes Sign on Property: N Sketch Attached: No Property Disclosure: Yes: Trees Logged in last 2yr?: No Perc Test Avail: Perc Test Date:	First Nation Reserve:											
Legal: LOT 8, PLAN NWP1752, PART NE1/4, SECTION 1, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT													
Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby Restrictions: Right of Way Commission: 1.5%													
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:	nav@farmsinbc.com 3:	Appointments: Touchbase Call: TOUCHBASE Phone: 604-782-0988											
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, browse our website at www.farmsinbc.com. A shareholder of the property is a licensed Realtor.													
5.78 ACRE BLUEBERRY FARM AND BUILDING! Great location to build an estate home, which is currently planted in 5 acres of Blueberries (2.5 Acres Duke and 2.5 Acres Elliot) with approx 30,000 LBS for 2023. 3,450 SQ/FT Barn with 2 Large Bay Doors built in 2022. Have the option to build an additional Building of 3,450 SQ/FT. The property is connected to City Water and Hydro. Road access is from 168 Street. Close to all amenities and easy access to Highway #10, #17, #1, and US Border.													

LND Full Realtor 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 07/11/2024 10:23 AM