










Active		3240 64 STREET		\$4,788,000 (LP)											
R2940765		Ladner		(SP)											
Board: V, Land Only		Ladner Rural		       											
Other		V4L 2N7													
		Days on Market: 1		List Date: 11/6/2024											
		Orig Price: \$4,788,000		Expiry Date: 11/6/2025		Seller's Acceptance Date:									
		Prev Price: \$0				Subject Removal Date:									
		Frontage: 895.00		Subdiv/Complex:		Completion Date:									
		Meas. Type: Feet		P.I.D.: 024-591-017											
		Frontage Metric:		Taxes: \$3,163.94											
		Depth: 2283.46		For Tax Year: 2024											
		Price/SqFt:		Zoning: A1											
		Sub-Type:		Rezoneable?:											
		Exposure: West		Flood Plain: Yes		<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>42.52</td> </tr> <tr> <td>Hect:</td> <td>17.21</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:	42.52	Hect:	17.21	SqFt:	0.00
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Hect:	17.21														
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SqM:	0.00														
Permitted Use:		Title to Land: Freehold NonStrata													
Tour: Virtual Tour URL		View - Specify Valley Views													
Sanitary Sewer: None		Property Access: Road Access		First Nation Reserve:											
Storm Sewer: None		Parking Access:													
Water Supply: City/Municipal		Fencing:													
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: N													
Prospectus: Not Required		Sketch Attached: No													
Develop Permit: No		Property Disclosure: No : Provided Upon Acceptance													
Bldg Permit Apprv: No		Trees Logged in last 2yr?: No													
Building Plans: Not Available		Perc Test Avail:													
		Perc Test Date:													
Legal: LOT 5, PLAN LMP43301, SECTION 25, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP784															
Site Influences: Recreation Nearby, Shopping Nearby															
Restrictions: Right of Way															
Commission: 3.22% ON THE 1ST \$100,000 AND 1.15% ON BALANCE															
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506		List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988		Appointments: Touchbase											
		nav@farmsinbc.com		Call: TOUCHBASE											
List Sales Rep 2:				Phone: 604-782-0988											
List Broker 2:															
List Broker 3:		3:													
Buyer's Broker 1:															
Buyer's Agent 1:															
Buyer's Broker 2:															
Buyer's Agent 2:															
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.															
<p>This 42.52-acre property offers fertile soil, perfect for a range of crops including blueberries and vegetables. With 1,043 feet of frontage along Highway #17, this high-exposure location provides excellent visibility and traffic for agricultural use. Build your dream home close to Delta Port and Delta Hospital, with convenient access to major shopping centers, schools, entertainment, and multiple highways, including Highway #17, Highway #17A, and Delta Port Way.</p>															