
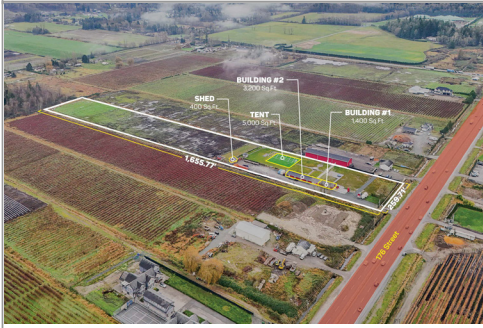


Active R2949228 Board: F , Land Only Other	3504 176 STREET Cloverdale Serpentine V3S 0L5	\$4,250,000 (LP) (SP)										
												
	Days on Market: 4 List Date: 12/12/2024 Seller's Acceptance Date: Orig Price: \$4,250,000 Expiry Date: 9/30/2025 Subject Removal Date: Prev Price: \$0 Completion Date:											
	Frontage: 259.71	Subdiv/Complex:										
	Meas. Type: Feet	P.I.D.: 000-805-564										
	Frontage Metric:	Taxes: \$1,118.72										
	Depth: 1,655.77	For Tax Year: 2024										
	Price/SqFt:	Zoning: A1										
	Sub-Type:	Rezoneable?:										
	Exposure: West	Flood Plain: Yes										
	Permitted Use:											
	Title to Land: Freehold NonStrata		<table border="1" style="width:100%; border-collapse: collapse;"> <tr><th colspan="2">Lot Area</th></tr> <tr><td>Acres:</td><td style="text-align: right;">9.87</td></tr> <tr><td>Hect:</td><td style="text-align: right;">3.99</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> </table>	Lot Area		Acres:	9.87	Hect:	3.99	SqFt:	0.00	SqM:
Lot Area												
Acres:	9.87											
Hect:	3.99											
SqFt:	0.00											
SqM:	0.00											
Tour: Virtual Tour URL												
View - Specify Mountain and Valley												
Sanitary Sewer: Septic	Property Access: Road Access	First Nation Reserve:										
Storm Sewer: None	Parking Access:											
Water Supply: City/Municipal	Fencing:											
Electricity: Available	Property in ALR/FLR: Yes - Agricultural Land											
Natural Gas: Available	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 2, PLAN NWP4970, PART N1/2, SECTION 29, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PT ON SRW PL 17425												
Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby												
Restrictions: Encroachment												
Commission: 3.22% ON THE FIRST \$100,000 & 1.15% ON THE REMAINING BALANCE												
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506	Appointments: Touchbase											
List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988	Call: TOUCHBASE											
List Sales Rep 2:	Phone: 604-782-0988											
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: 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.												
9.87 ACRES IDEAL FOR WEDDINGS, EVENTS & AGRITOURISM. Welcome to Morgan Creek Meadows! This property features a 3,200 SQ/FT and a 1,400 SQ/FT building, buildings include an events Hall that seats 280 guests, washrooms, dressing rooms, storage units, and an office. The property also has a 5,000 SQ/FT Tent with turf which is perfect for outdoor weddings. Manicured landscaping, gazebos, and walking trails throughout for photoshoots. Finally, there is a large building site to build your Dream Home with City Water, Electricity, and Natural Gas available. Approximately 6 Acres are cleared with fertile soil, great for various crops. Location is minutes away from Morgan Creek Golf Course, all City Amenities, USA Border, and Highways #1 and #10.												

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'. 12/16/2024 01:44 PM