FARMS IN BC
REAL ESTATE GROUP

Active
R2959129
Board: F , Land Only
Other

21181 36 AVENUE
Langley
Brookswood Langley
V3A 8N6

$3,500,000 (LP)
(SP)

Days on Market:	**0**	List Date:	**1/31/2025**	Seller's Acceptance Date:	
Orig Price:	**$3,500,000**	Expiry Date:	**7/31/2025**	Subject Removal Date:	
Prev Price:	**$0**			Completion Date:	

Frontage:	**323.82**	Subdiv/Complex:	
Meas. Type:	**Feet**	P.I.D.:	**008-995-001**
Frontage Metric:		Taxes:	**$7,358.86**
Depth:	**1,277.56**	For Tax Year:	**2024**
Price/SqFt:		Zoning:	**RU-1**
Sub-Type:		Rezoneable?:	
Exposure:	**South**	Flood Plain:	**No**
Permitted Use:			
Title to Land:	**Freehold NonStrata**		
Tour:	**Virtual Tour URL**		
View - Specify			

Lot Area	
Acres:	**9.49**
Hect:	**3.84**
SqFt:	**0.00**
SqM:	**0.00**

Sanitary Sewer:	**None**	Property Access:	**Road Access**	First Nation Reserve:	
Storm Sewer:	**None**	Parking Access:			
Water Supply:	**None**	Fencing:			
Electricity:	**Nearby**	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:	**Y**		
Prospectus:	**Not Required**	Sketch Attatched:	**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 6, PLAN NWP28583, PART NW1/4, SECTION 25, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Private Setting, Rural Setting, Shopping Nearby**
Restrictions: **Other**
Commission: **1.15%**

List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**
List Sales Rep 1: **Nav Sekhon - PREC - Phone: 604-782-0988** **nav@farmsinbc.com**
List Sales Rep 2:
List Broker 2:
List Broker 3: 3:
Buyer's Broker 1:
Buyer's Agent 1:
Buyer's Broker 2:
Buyer's Agent 2:
Owner:

Appointments:	**Touchbase**
Call:	**TOUCHBASE**
Phone:	**604-360-1049**

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.**

9.49 ACRES IN BROOKSWOOD! Great location to build your Estate Home, it has 2 Road frontages (36 Avenue and 38 Avenue) both on no-thru Streets. Minutes to Brookswood Secondary School and a short drive to Newlands Golf Course, Shopping, Recreation, Restaurants, & all of Downtown Langley. Easy access to Fraser Highway and USA Border.

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