

Active R2966682 Board: F, Land Only Other		18120 83 AVENUE North Surrey Port Kells V4N 6A8		\$2,285,000 (LP) (SP)											
		Days on Market: 20 List Date: 2/26/2025 Orig Price: \$2,285,000 Expiry Date: 2/26/2026 Prev Price: \$0		Seller's Acceptance Date: Subject Removal Date: Completion Date:											
		Frontage: 329.72 Subdiv/Complex: Meas. Type: Feet P.I.D.: 010-625-038 Frontage Metric: Taxes: \$605.35 Depth: 660.07(4.98) For Tax Year: 2024 Price/SqFt: Zoning: A-1 Sub-Type: Rezoneable?: Exposure: North Flood Plain: Yes		<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:	0.00
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Permitted Use: Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify Valley Views															
Sanitary Sewer: None Storm Sewer: None Water Supply: None Electricity: Nearby 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: Road Access First Nation Reserve: Parking Access: Fencing: Property in ALR/FLR: Yes - Agricultural Land Seller's Interest: Registered Owner Information Pkg: Yes Sign on Property: Y Sketch Attached: No Property Disclosure: Yes: Trees Logged in last 2yr?: No Perc Test Avail: Perc Test Date:													
Legal: LOT 3, PLAN NWP2975, PART SE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN REF 6444															
Site Influences: Central Location, Rural Setting, Shopping Nearby Restrictions: None 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 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		Appointments: Touchbase Call: TOUCHBASE Phone: 604-360-1049											
3:															
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.															
4.98 ACRES - LAND ONLY in Port Kells. Build your Estate Home up to 5,400 SQ/FT and a Barn up to 10,000 SQ/FT. No through road for maximum privacy and great mountain and valley views. Fertile soil suitable for various crops, fruits & vegetables. Easy access to Highway #15 (176 Street), Fraser Highway, Highway #1 (Trans-Canada), and Golden Ears Way. It is close to all amenities.															