



<b>Active</b> <b>R2958447</b> Board: F , Land Only Other		<b>5429 160 STREET</b> Surrey Sullivan Station V3S 2J7		<b>\$2,200,000</b> (LP) (SP)									
		Days on Market: <b>238</b> List Date: <b>1/27/2025</b> Orig Price: <b>\$2,700,000</b> Expiry Date: <b>1/27/2026</b> Prev Price: <b>\$2,625,000</b>		Seller's Acceptance Date: Subject Removal Date: Completion Date:									
		Frontage: <b>247.28</b> Subdiv/Complex: Meas. Type: <b>Feet</b> P.I.D.: <b>012-005-789</b> Frontage Metric:    Taxes: <b>\$5,974.31</b>											
		Depth: <b>872.897(SAC)</b> For Tax Year: <b>2024</b> Price/SqFt:    Zoning: <b>A-1</b> Sub-Type:    Rezoneable?:											
		Exposure: <b>East</b> Flood Plain: <b>Yes</b> Permitted Use:											
		Title to Land: <b>Freehold NonStrata</b> Tour: <b>Virtual Tour URL</b> View - Specify <b>Valley Views</b>		<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td><b>5.00</b></td> </tr> <tr> <td>Hect:</td> <td><b>2.02</b></td> </tr> <tr> <td>SqFt:</td> <td><b>0.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>0.00</b></td> </tr> </tbody> </table>		Lot Area		Acres:	<b>5.00</b>	Hect:	<b>2.02</b>	SqFt:	<b>0.00</b>
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Sanitary Sewer: <b>None</b> Storm Sewer: <b>None</b> Water Supply: <b>None</b> Electricity: <b>Available</b> Natural Gas: <b>Available</b> Telephone Service: <b>Available Nearby</b> Cable Service: <b>Available Nearby</b> Prospectus: <b>Not Required</b> Develop Permit: <b>No</b> Bldg Permit Apprv: <b>No</b> Building Plans: <b>Not Available</b>		Property Access: <b>Road Access</b> Parking Access: Fencing: Property in ALR/FLR: <b>Yes - Agricultural Land</b> Seller's Interest: <b>Registered Owner</b> Information Pkg: <b>Yes</b> Sign on Property: <b>Y</b> Sketch Attached: <b>No</b> Property Disclosure: <b>Yes:</b> Trees Logged in last 2yr?: <b>No</b> Perc Test Avail: Perc Test Date:		First Nation Reserve:									
Legal: <b>LOT 22, PLAN NWP1151, SECTION 1&amp;2, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT</b>													
Site Influences: <b>Golf Course Nearby, Recreation Nearby, Rural Setting, Shopping Nearby</b> Restrictions: <b>None</b> Commission: <b>3.22% ON THE FIRST \$100,000 &amp; 1.15% ON THE REMAINING BALANCE</b>													
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b> List Sales Rep 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b> List Sales Rep 2: <b>Parminder Bhatia - Phone: 604-961-9900</b> List Broker 2: <b>Sutton Group-Alliance R.E.S. - OFC: 604-961-9900</b> List Broker 3: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:		nav@farmsinbc.com askprofessionalsteam@gmail.com		Appointments: <b>Touchbase</b> Call: <b>TOUCHBASE</b> Phone: <b>604-782-0988</b>									
3:													
Realtor Remarks: <b>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.</b>													
<b>5 ACRES LAND ONLY, GREAT BUILDING LOT. Great location to build your dream home and/or start a hobby farm. Fertile soil suitable for various crops, fruits &amp; vegetables. Close to all amenities; schools, transit, Morgan Creek Golf Course, and shopping. Easy access to Highway #10, Highway #15, and the US Border.</b>													