

Active R3001463 Board: V, Land Only Other		19191 MCQUARRIE ROAD Pitt Meadows North Meadows PI V3Y 1Z1		\$1,750,000 (LP) (SP)	
		Days on Market: 97 Orig Price: \$1,950,000 Prev Price: \$1,950,000		List Date: 5/20/2025 Expiry Date: 5/20/2026 Seller's Acceptance Date: Subject Removal Date: Completion Date:	
		Frontage: 334.78 Meas. Type: Feet Frontage Metric: Depth: 498.850 Price/SqFt: Sub-Type: Exposure: South Permitted Use: Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify		Subdiv/Complex: P.I.D.: 010-791-230 Taxes: \$5,937.80 For Tax Year: 2024 Zoning: A-1 Rezoneable?: Flood Plain: Yes Lot Area Acres: 3.70 Hect: 1.50 SqFt: 0.00 SqM: 0.00	
Sanitary Sewer: None Storm Sewer: None Water Supply: City/Municipal Electricity: Available Natural Gas: 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 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:		First Nation Reserve:	
Legal: LOT 89, PLAN NWP2933, SECTION 4, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, EXC: PCL A REF PL 7078					
Site Influences: Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby Restrictions: None Commission: 3.22% ON THE FIRST \$100,000 & 1.15% ON THE 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: 604-782-0988	
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.					
3.7 ACRES LAND ONLY, GREAT BUILDING LOT. Great location to build your dream home with amazing Pitt River and Mountain Views. Fertile soil suitable for various crops, fruits & vegetables. 2 Road Frontage Harris Road and McQuarrie Road. The location is convenient, minutes away from North Dike Trail, all amenities, and schools of Pitt Meadows. Easy access to Lougheed Highway, and Golden Ears Way.					