

**Active**
**R3038747**

 Board: F, Detached  
 House with Acreage

**4586 176 STREET**

 Cloverdale  
 Serpentine  
 V3S 0L5

**\$16,500,000** (LP)  
 (SP)

 Days on Market: **1** List Date: **8/15/2025** Seller's Acceptance Date:  
 Orig. Price: **\$16,500,000** Expiry Date: **11/16/2025** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type:	<b>Feet</b>	If new, GST/HST	Approx. Year Built:	<b>1949</b>
Frontage (feet):	<b>1,372.68</b>	Bedrooms:	Age:	<b>76</b>
Frontage (metres):	<b>418.39</b>	Bathrooms:	Zoning:	<b>A1</b>
Depth / Size:	<b>2,582.88</b>	Full Baths:	Gross Taxes:	<b>\$8,633.52</b>
Lot Area (sq.ft.):	<b>0.00</b>	Half Baths:	For Tax Year:	<b>2024</b>
Lot Area (acres):	<b>110.00</b>	Rear Yard Exp:	Tax Inc. Utilities?:	<b>No</b>
Flood Plain:	<b>Yes</b>	P.I.D.:	Tour:	<b>Virtual Tour Link</b>
View:	<b>Yes : Mountain and Valley Views</b>			

 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

 Sewer Type: **Septic** Water Supply: **City/Municipal**

 Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Metal**  
 Exterior: **Vinyl**  
 Foundation: **Concrete Perimeter**

 Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Sundeck(s)**

 Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

 Total Parking: Covered Parking: Parking Access:  
 Parking: **Add. Parking Avail., Open**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No : Provided Upon Acceptance**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

 Type of Roof: **Asphalt**

 Legal: **PART NW1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PL 17425, PTN S NICOM**

 Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

 Amenities: **Barn, Workshop Detached**

 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	<b>3,200</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>0</b>	Main	Living Room	0'x0'			x	Floor #Pcs
Finished Floor (AbvMain2):	<b>0</b>	Main	Dining Room	0'x0'			x	Main 4
Finished Floor (Below):	<b>0</b>	Main	Family Room	0'x0'			x	
Finished Floor (Basement):	<b>0</b>	Main	Kitchen	0'x0'			x	
Finished Floor (Total):	<b>3,200 sq. ft.</b>	Main	Primary Bedroom	0'x0'			x	
Unfinished Floor:	<b>0</b>	Main	Bedroom	0'x0'			x	Main 4
Grand Total:	<b>3,200 sq. ft.</b>	Main	Bedroom	0'x0'			x	
Fir Area (Det'd 2nd Res):	<b>1,000 sq. ft.</b>	Main	Bedroom	0'x0'			x	
Suite: <b>None</b>							x	
Basement: <b>Crawl</b>							x	

 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **8**

 Manuf Type:  
 MHR#:  
 ByLaw Restrictions:

 Registered in MHR?:  
 CSA/BCE:

 PAD Rental:  
 Maint. Fee:

 List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**  
 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**  
 List Broker 2:  
 List Desig Agt 2:  
 Buyer's Broker 1:  
 Buyer's Agent 1:  
 Owner:  
 Commission:

 List Broker 3:  
**nav@farmsinbc.com**

3:

2:

3:

 Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **604-782-0988**

 Occupancy: **Tenant**

 Realtor **Court Order Sale, schedule "A" forms part of the purchase and sale agreement. Measurements are approximate. Buyer to verify if deemed important. Property sold as is at completion date. Please provide 24 Hour notice before all showings.**  
 Remarks:

**COURT ORDER SALE: 110 ACRE - FOOD PROCESSING FACILITY. Large 30,000 SQ/FT Freezer with 30 Ft. Height, 9,302 SQ/FT Frozen fruit processing buildings with IQF Tunnel, 6,192 SQ/FT Blast Coolers, 6,624 SQ/FT Fresh fruit processing building, 4,838 SQ/FT Dairy product processing building, 4,834 SQ/FT Controlled atmosphere building, 3,802 SQ/FT Lunch room with washrooms, 2,000 SQ/FT Shipping and receiving building with loading docks, 1,896 SQ/FT of Office space, and 3 Homes. Large parkade is great for outdoor storage, and truck access. Fertile soil is great for various crops. Close to all amenities and easy access to Highway #17, Highway #10, Highway #1, and USA Border.**