


Active R3000989 Board: H, Land Only Other		51300 RUDDOCK ROAD Chilliwack Eastern Hillside V4Z 1L3		\$600,000 (LP) (SP)	
		Days on Market: 127 Orig Price: \$695,000 Prev Price: \$650,000		List Date: 5/14/2025 Expiry Date: 5/14/2026 Seller's Acceptance Date: Subject Removal Date: Completion Date:	
Frontage: 466.00 Meas. Type: Feet Frontage Metric: Depth: 800.0 Price/SqFt: Sub-Type: Exposure: Northwest Permitted Use: House/Single Family Title to Land: Freehold NonStrata Tour: Virtual Tour URL View - Specify MOUNTAINS, WATERFALL,		Subdiv/Complex: P.I.D.: 023-454-695 Taxes: \$3,283.46 For Tax Year: 2024 Zoning: RR Rezoneable?: Flood Plain: No		Lot Area Acres: 2.50 Hect: 1.01 SqFt: 0.00 SqM: 0.00	
Sanitary Sewer: None Storm Sewer: None Water Supply: Well - Drilled Electricity: Available 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 Parking Access: Fencing: Property in ALR/FLR: No Seller's Interest: Court Ordered Sale 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 A, PLAN LMP28805, SECTION 22, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BCP37058 Site Influences: Golf Course Nearby, Private Setting, Rural Setting Restrictions: Easement Commission: 3.22% 1ST \$100,000 / 1.15% BAL					
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Sales Rep 1: Jay Khakh - Phone: 604-418-2937 List Sales Rep 2: Nav Sekhon - PREC - Phone: 604-782-0988 List Broker 2: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Broker 3: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:		jay@farmsinbc.com nav@farmsinbc.com		Appointments: Touchbase Call: Touchbase Phone: 604-418-2937	
3:					
Realtor Remarks: *PRIVACY – DO NOT SOLICIT* *SUBJECT TO COURT APPROVAL* All measurements are approximate, buyer to verify if important. Must provide 24 hour notice for showings. Barn encroaches neighboring lot (easement in place). Shared well access w/51250 Ruddock Road. More info at www.farmsinbc.com.					
COURT ORDER SALE: 2.5 ACRE BUILD SITE - OUT OF ALR! Stunning Eastern Hillside building site located above the valley, just minutes to Hwy 1, the Falls Golf Course & Community Forest Trails. Gently rolling, mostly cleared, with panoramic views of Mt. Cheam, Elk Falls & the Fraser Valley. Driveway is in, 200 AMP service on site, plus 30 AMP RV hookup & shared 378 FT deep well (~10 GPM). Bonus: 3,600 SQFT Barn with 100 AMP power—ideal for storage or rental income. Multiple building site options for your dream home. Peaceful, private, and full of potential—this one's a rare find! Showings by Appointment Only.					