

Active**R3089946**Board: F, Land Only
Other**18120 83 AVENUE**North Surrey
Port Kells
V4N 6A8\$1,900,000 (LP)
(SP)

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|--|-------------------------------|---------------------------|
| Days on Market: 0 | List Date: 2/18/2026 | Seller's Acceptance Date: |
| Orig Price: \$1,900,000 | Expiry Date: 2/18/2027 | Subject Removal Date: |
| Prev Price: \$0 | | Completion Date: |
| Frontage: 329.72 | Subdiv/Complex: | |
| Meas. Type: Feet | P.I.D.: 010-625-038 | |
| Frontage Metric: | Taxes: \$607.67 | |
| Depth: 660.07 | For Tax Year: 2025 | |
| Price/SqFt: | Zoning: A-1 | |
| Sub-Type: | Rezoneable?: | |
| Exposure: North | Flood Plain: Yes | |
| Permitted Use: | | |
| Title to Land: Freehold NonStrata | | |
| Tour: Virtual Tour URL | | |
| View - Specify | Valley Views | |
| Acres: 4.98 | | |
| Hect: 2.02 | | |
| SqFt: 0.00 | | |
| SqM: 0.00 | | |

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|--|
| 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 |

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|---|-----------------------|
| 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**

nav@farmsinbc.com

Appointments:
Call:
Phone:**Touchbase**
TOUCHBASE
604-360-1049

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:

3:

Realtor **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.
Remarks:**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.LND Full Realtor The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 02/17/2026 11:31 AM
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