

Active
R3089519

 Board: F , Land Only
 Other

4115 184 STREET

 Cloverdale
 Serpentine
 V3S 0L5

\$2,800,000 (LP)
 (SP)


Days on Market:	0	List Date:	2/20/2026	Seller's Acceptance Date:	
Orig Price:	\$2,800,000	Expiry Date:	10/31/2026	Subject Removal Date:	
Prev Price:	\$0			Completion Date:	
Frontage:	271.50	Subdiv/Complex:			
Meas. Type:	Feet	P.I.D.:	004-510-771		
Frontage Metric:		Taxes:	\$721.71		
Depth:	2,571.65'	For Tax Year:	2025		
Price/SqFt:		Zoning:	A1		
Sub-Type:		Rezoneable?:			
Exposure:	East	Flood Plain:	No		
Permitted Use:				Lot Area	
Title to Land:	Freehold NonStrata			Acres:	16.51
Tour:	Virtual Tour URL			Hect:	6.68
				SqFt:	0.00
				SqM:	0.00
View - Specify					

Sanitary Sewer:	None
Storm Sewer:	None
Water Supply:	None
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 4, PLAN NWP3124, PART SE1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN N 5 CHNS, REF PL71878
Site Influences:	Central Location, Golf Course Nearby, Private Setting, 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: **Touchbase**
 Call: **TOUCHBASE**
 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:

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:

16.2 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 & vegetables. Close to all amenities; schools, transit, Morgan Creek Golf Course, and shopping. Easy access to Highway #10, Highway #15, and the US Border.

 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'.
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