



<b>Active</b>		<b>4115 184 STREET</b>		<b>\$2,800,000 (LP)</b>											
<b>R3089519</b>		Cloverdale Serpentine V3S 0L5		(SP)											
Board: F , Land Only Other															
		Days on Market: <b>0</b>		List Date: <b>2/20/2026</b>											
		Orig Price: <b>\$2,800,000</b>		Expiry Date: <b>10/31/2026</b>											
		Prev Price: <b>\$0</b>		Seller's Acceptance Date:											
				Subject Removal Date:											
				Completion Date:											
		Frontage: <b>271.50</b>		Subdiv/Complex:											
		Meas. Type: <b>Feet</b>		P.I.D.: <b>004-510-771</b>											
		Frontage Metric:		Taxes: <b>\$721.71</b>											
		Depth: <b>2,571.65'</b>		For Tax Year: <b>2025</b>											
		Price/SqFt:		Zoning: <b>A1</b>											
Sub-Type:		Rezoneable?:		<table border="1"> <tr> <th colspan="2">Lot Area</th> </tr> <tr> <td>Acres:</td> <td><b>16.51</b></td> </tr> <tr> <td>Hect:</td> <td><b>6.68</b></td> </tr> <tr> <td>SqFt:</td> <td><b>0.00</b></td> </tr> <tr> <td>SqM:</td> <td><b>0.00</b></td> </tr> </table>		Lot Area		Acres:	<b>16.51</b>	Hect:	<b>6.68</b>	SqFt:	<b>0.00</b>	SqM:	<b>0.00</b>
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SqM:	<b>0.00</b>														
Exposure: <b>East</b>		Flood Plain: <b>No</b>													
Permitted Use:															
Title to Land: <b>Freehold NonStrata</b>															
Tour: <b>Virtual Tour URL</b>															
View - Specify															
Sanitary Sewer: <b>None</b>		Property Access: <b>Road Access</b>		First Nation Reserve:											
Storm Sewer: <b>None</b>		Parking Access:													
Water Supply: <b>None</b>		Fencing:													
Electricity: <b>Available</b>		Property in ALR/FLR: <b>Yes - Agricultural Land</b>													
Natural Gas: <b>Available</b>		Seller's Interest: <b>Registered Owner</b>													
Telephone Service: <b>Available Nearby</b>		Information Pkg: <b>Yes</b>													
Cable Service: <b>Available Nearby</b>		Sign on Property: <b>Y</b>													
Prospectus: <b>Not Required</b>		Sketch Attached: <b>No</b>													
Develop Permit: <b>No</b>		Property Disclosure: <b>Yes:</b>													
Bldg Permit Apprv: <b>No</b>		Trees Logged in last 2yr?: <b>No</b>													
Building Plans: <b>Not Available</b>		Perc Test Avail:													
		Perc Test Date:													
Legal: <b>LOT 4, PLAN NWP3124, PART SE1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN N 5 CHNS, REF PL71878</b>															
Site Influences: <b>Central Location, Golf Course Nearby, Private Setting, Rural Setting, Shopping Nearby</b>															
Restrictions: <b>None</b>															
Commission: <b>3.22% ON THE FIRST \$100,000 &amp; 1.15% ON THE REMAINING BALANCE</b>															
List Broker 1: <b>eXp Realty of Canada, Inc. - OFC: 833-817-6506</b>		Appointments:		<b>Touchbase</b>											
List Sales Rep 1: <b>Nav Sekhon - PREC - Phone: 604-782-0988</b>		Call:		<b>TOUCHBASE</b>											
List Sales Rep 2:		Phone:		<b>604-782-0988</b>											
List Broker 2:															
List Broker 3:		3:													
Buyer's Broker 1:															
Buyer's Agent 1:															
Buyer's Broker 2:															
Buyer's Agent 2:															
Owner:															
Realtor Remarks: <b>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 <a href="http://www.farmsinbc.com">www.farmsinbc.com</a>.</b>															
<b>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 &amp; vegetables. Close to all amenities; schools, transit, Morgan Creek Golf Course, and shopping. Easy access to Highway #10, Highway #15, and the US Border.</b>															