

Active		18022 83 AVENUE		\$1,900,000 (LP)											
R3090739		North Surrey		(SP)											
Board: F , Land Only		Port Kells													
Other		V4N 6A8													
	Days on Market: 0		List Date: 3/6/2026	Seller's Acceptance Date:											
	Orig Price: \$1,900,000		Expiry Date: 3/6/2027	Subject Removal Date:											
	Prev Price: \$0				Completion Date:										
	Frontage: 296.78	Subdiv/Complex:													
	Meas. Type: Feet	P.I.D.: 010-624-937													
	Frontage Metric:	Taxes: \$601.59													
	Depth: 660.20	For Tax Year: 2025													
	Price/SqFt:	Zoning: A1													
	Sub-Type:	Rezoneable?:													
	Exposure: North	Flood Plain: Yes													
Permitted Use:				<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>4.49</td> </tr> <tr> <td>Hect:</td> <td>1.82</td> </tr> <tr> <td>SqFt:</td> <td>0.00</td> </tr> <tr> <td>SqM:</td> <td>0.00</td> </tr> </tbody> </table>		Lot Area		Acres:	4.49	Hect:	1.82	SqFt:	0.00	SqM:	0.00
Lot Area															
Acres:	4.49														
Hect:	1.82														
SqFt:	0.00														
SqM:	0.00														
Title to Land: Freehold NonStrata															
Tour: Virtual Tour URL															
View - Specify		Mountain and Valley Views													
Sanitary Sewer: None	Property Access: Road Access	First Nation Reserve:													
Storm Sewer: None	Parking Access:														
Water Supply: None	Fencing:														
Electricity: Available	Property in ALR/FLR: Yes - Agricultural Land														
Natural Gas: Nearby	Seller's Interest: Registered Owner														
Telephone Service: Available Nearby	Information Pkg: Yes														
Cable Service: Available Nearby	Sign on Property: Y														
Prospectus: Not Required	Sketch Attached: No														
Develop Permit: No	Property Disclosure: No : Upon Accepted Offer														
Bldg Permit Apprv: No	Trees Logged in last 2yr?: No														
Building Plans: Not Available	Perc Test Avail:														
	Perc Test Date:														
Legal: LOT 1, PLAN NWP2975, PART SE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN REF 6444															
Site Influences: Cleared, Private Setting, Shopping Nearby															
Restrictions: Right of Way															
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	Appointments: Touchbase														
List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988	Call: TOUCHBASE														
List Sales Rep 2:	Phone: 604-782-0988														
List Broker 2:															
List Broker 3:															
Buyer's Broker 1:															
Buyer's Agent 1:															
Buyer's Broker 2:															
Buyer's Agent 2:															
Owner:															
Realtor Remarks:	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.														
4.49 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.															