

Active		18172 83 AVENUE		\$2,000,000 (LP)											
R3090751		North Surrey		(SP)											
Board: F, Land Only		Port Kells		      											
Other		V4N 6A8													
		Days on Market: 0		List Date: 3/2/2026											
		Orig Price: \$2,000,000		Expiry Date: 3/2/2027											
		Prev Price: \$0		Seller's Acceptance Date:											
		Frontage: 329.72		Subdiv/Complex:											
		Meas. Type: Feet		P.I.D.: 010-625-054											
		Frontage Metric:		Taxes: \$607.67											
		Depth: 660.07		For Tax Year: 2025											
		Price/SqFt:		Zoning: A1											
		Sub-Type:		Rezzoneable?:											
		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>4.98</td> </tr> <tr> <td>Hect:</td> <td>2.02</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:	4.98	Hect:	2.02	SqFt:	0.00	SqM:	0.00
Lot Area															
Acres:	4.98														
Hect:	2.02														
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 4, PLAN NWP2975, PART SE1/4, SECTION 29, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN REF 6444															
Site Influences: Central Location, 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		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:		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.															
4.98 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.															