



**51300 RUDDOCK ROAD, CHILLIWACK**

2.50 ACRES • LAND ONLY



**FARMS IN BC**  
REAL ESTATE GROUP

## ABOUT THE PROPERTY

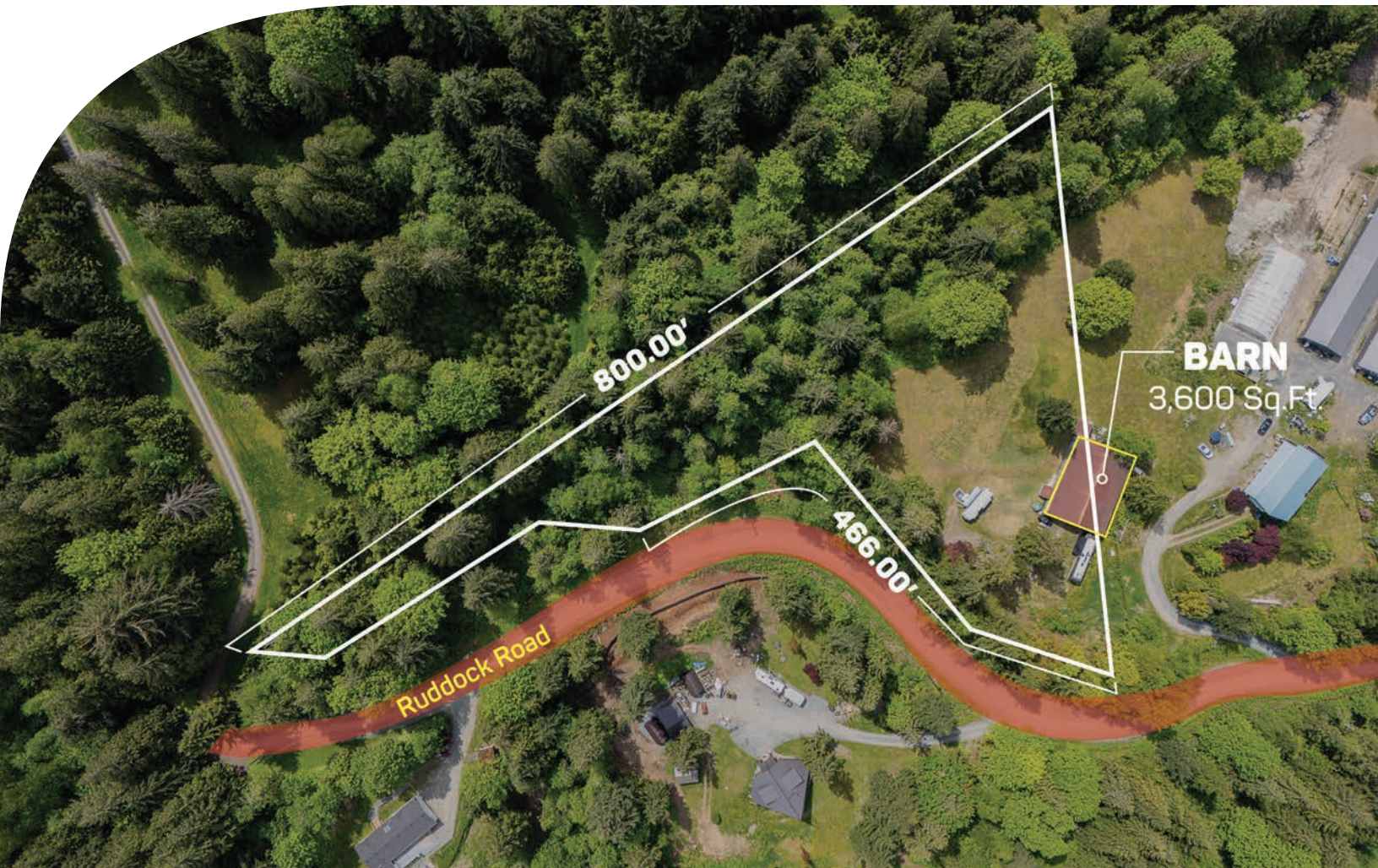
### COURT ORDER SALE: 2.5 ACRE BUILD SITE - OUT OF ALR!

Stunning Eastern Hillside building site located above the valley, just minutes to Hwy 1, the Falls Golf Course & Community Forest Trails. Gently rolling, mostly cleared, with panoramic views of Mt. Cheam, Elk Falls & the Fraser Valley. Driveway is in, 200 AMP service on site, plus 30 AMP RV hookup & shared 378 FT deep well (~10 GPM). Bonus: 3,500 SQFT Barn with 100 AMP power—ideal for storage or rental income. Multiple building site options for your dream home. Peaceful, private, and full of potential—this one's a rare find! Showings by Appointment Only.

**PRICE \$550,000**

**Frontage:** 466.00 ft (Ruddock Road)

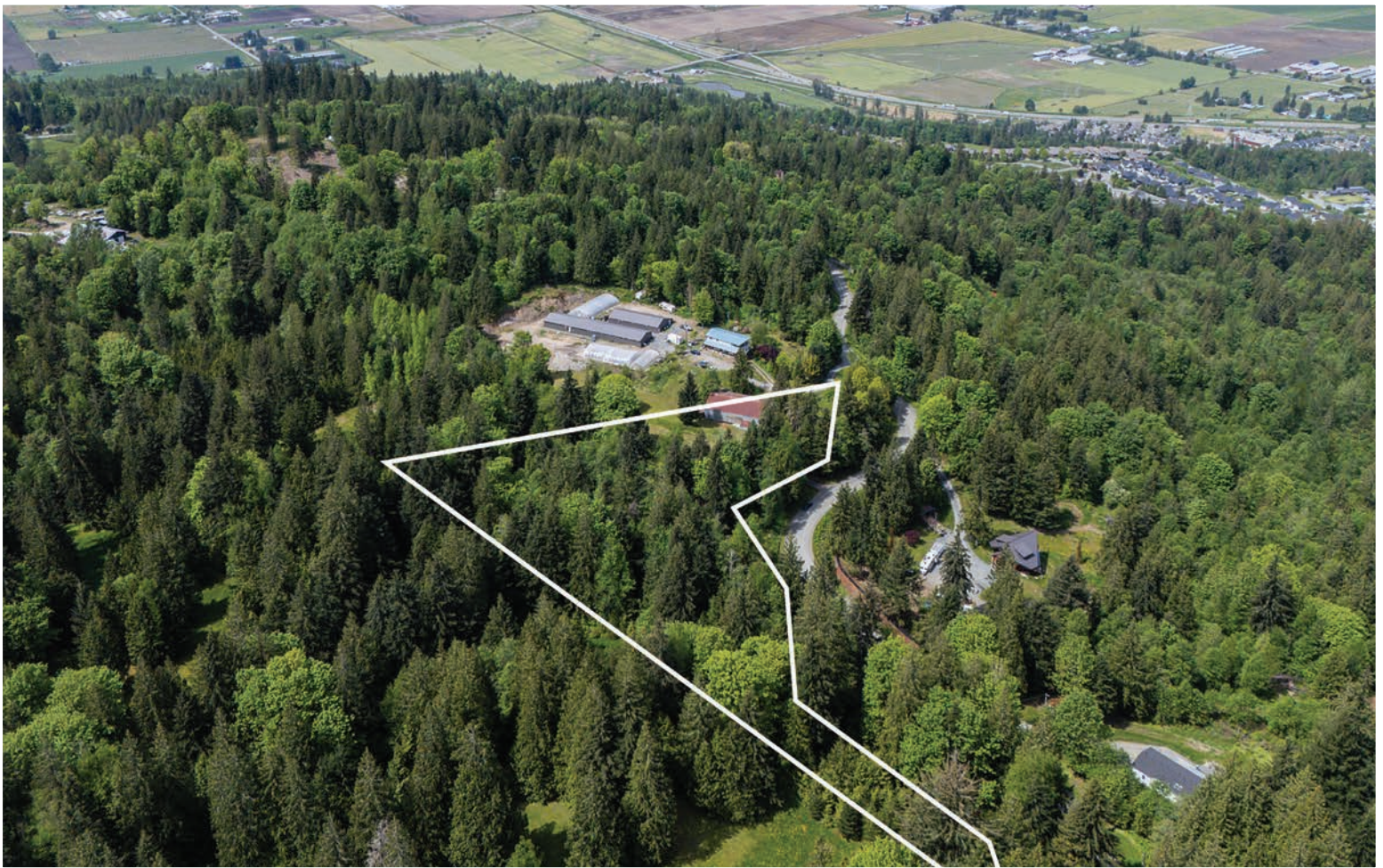
**Depth:** 800.00 ft



- PID 023-454-695
- MLS R3124154
- GROSS TAX \$3,529.48 - 2025
- ZONING RR

### DUE DILIGENCE DOCUMENTS

- Title Search
- Property Disclosure Statement (Upon Accepted Offer)
- Zoning Document





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**exp**  
REALTY

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