
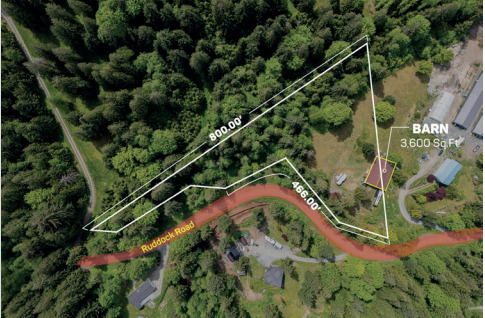


Active		51300 RUDDOCK ROAD		\$550,000 (LP)										
R3124154		Chilliwack		(SP)										
Board: H, Land Only		Eastern Hillside		 										
Other		V4Z 1L3												
	Days on Market: 0	List Date: 5/14/2026	Seller's Acceptance Date:											
	Orig Price: \$550,000	Expiry Date: 5/14/2027	Subject Removal Date:											
	Prev Price: \$0			Completion Date:										
	Frontage: 466.00	Subdiv/Complex:												
	Meas. Type: Feet	P.I.D.:	023-454-695											
	Frontage Metric:	Taxes:	\$3,529.48											
	Depth: 800	For Tax Year:	2025											
	Price/SqFt:	Zoning:	RR											
	Sub-Type:	Rezoneable?:												
	Exposure: Northwest	Flood Plain: No												
Permitted Use: House/Single Family			<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>2.50</td> </tr> <tr> <td>Hect:</td> <td>1.01</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:	2.50	Hect:	1.01	SqFt:	0.00	SqM:	0.00
Lot Area														
Acres:	2.50													
Hect:	1.01													
SqFt:	0.00													
SqM:	0.00													
Title to Land: Freehold NonStrata														
Tour: Virtual Tour URL														
View - Specify Mountains, Waterfalls,														
Sanitary Sewer: None	Property Access: Road Access	First Nation Reserve:												
Storm Sewer: None	Parking Access:													
Water Supply: Well - Drilled	Fencing:													
Electricity: Available	Property in ALR/FLR: No													
Natural Gas: Not Available	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: Yes													
Bldg Permit Apprv: No	Trees Logged in last 2yr?: No													
Building Plans: Not Available	Perc Test Avail:													
	Perc Test Date:													
Legal: LOT A, PLAN LMP28805, SECTION 22, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLANBCP37058														
Site Influences: Golf Course Nearby, Private Setting, Rural Setting														
Restrictions: Easement														
Commission: 3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE.														
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506			Appointments:	Touchbase										
List Sales Rep 1: Jay Khakh - Phone: 604-418-2937			Call:	Jay Khakh										
List Sales Rep 2: Nav Sekhon - PREC - Phone: 604-782-0988	jay@farmsinbc.com		Phone:	604-418-2937										
List Broker 2: eXp Realty of Canada, Inc. - OFC: 833-817-6506	nav@farmsinbc.com													
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* *SUBJECT TO COURT APPROVAL* All measurements are approximate, buyer to verify if important. Must provide 24 hour notice for showings. Barn encroaches neighboring lot (easement in place). Shared well access w/51250 Ruddock Road. More info at www.farmsinbc.com.														
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: 3,600 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.														

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