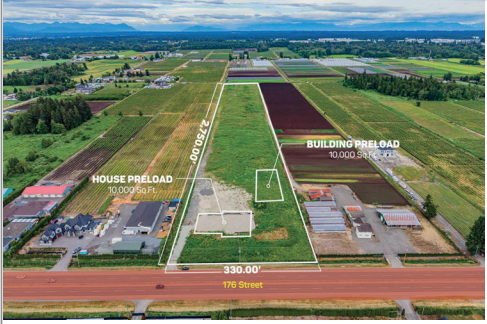


Active R3131963 Board: F , Land Only Other	3792 176 STREET Cloverdale Serpentine V3S 0L5	\$3,495,000 (LP) (SP)										
	Days on Market: 0 List Date: 6/12/2026 Orig Price: \$3,495,000 Expiry Date: 6/12/2027 Prev Price: \$0 Frontage: 330.00 Subdiv/Complex: Meas. Type: Feet P.I.D.: 007-612-923 Frontage Metric: Taxes: \$11,258.31 Depth: 2750 For Tax Year: 2025 Price/SqFt: Zoning: A1 Sub-Type: Rezoneable?: Exposure: West Flood Plain: Yes Permitted Use: House/Single Family Title to Land: Freehold NonStrata Tour: Virtual Tour URL	Seller's Acceptance Date: Subject Removal Date: Completion Date: <table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td style="text-align: right;">19.17</td> </tr> <tr> <td>Hect:</td> <td style="text-align: right;">7.76</td> </tr> <tr> <td>SqFt:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>SqM:</td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table>	Lot Area		Acres:	19.17	Hect:	7.76	SqFt:	0.00	SqM:	0.00
Lot Area												
Acres:	19.17											
Hect:	7.76											
SqFt:	0.00											
SqM:	0.00											
Sanitary Sewer: None Storm Sewer: None Water Supply: City/Municipal Electricity: At Lot Line Natural Gas: At Lot Line Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit: No Bldg Permit Apprv: No Building Plans: Not Available	Property Access: Road Access Parking Access: Fencing: Property in ALR/FLR: Yes - Agricultural Land Seller's Interest: Registered Owner Information Pkg: Yes Sign on Property: Y Sketch Attached: No Property Disclosure: No : Provided Upon Acceptance Trees Logged in last 2yr?: No Perc Test Avail: Perc Test Date:	First Nation Reserve:										
Legal: LOT 5, PLAN NWP10773, PART NW1/4, SECTION 29, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 17425												
Site Influences: Central Location, Recreation Nearby, Rural Setting, Shopping Nearby												
Restrictions: None												
Commission: 1.25% ON THE BALANCE.												
List Broker 1: eXp Realty of Canada, Inc. - OFC: 833-817-6506 List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988 List Sales Rep 2: List Broker 2: List Broker 3: Buyer's Broker 1: Buyer's Agent 1: Buyer's Broker 2: Buyer's Agent 2: Owner:	Appointments: Touchbase Call: TOUCHBASE Phone: 604-782-0988											
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.												
19.71 ACRES – HOUSE AND BUILDING PRELOADS! Excellent opportunity to build your dream estate home and start your agri-business. The property includes 2 preloaded building pads: a 10,000 SQ/FT preload pad ready for a future 5,400 SQ/FT home with mountain views, plus a second 10,000 SQ/FT preload pad for a future barn/building. Utilities are available at the lot line, including hydro, natural gas, and city water. High-exposure location with excellent frontage and visibility along Highway #17, offering strong traffic exposure for agricultural or agri-business use. Fertile soil suitable for a variety of crops, fruit, and vegetables. Conveniently located to schools, transit, Morgan Creek Golf Course, the new Surrey hospital, shopping, and amenities. Easy access to Highway #10 and Highway #17.												