

Active R3114605 Board: F, Land Only Other	16623 COLEBROOK ROAD Cloverdale Cloverdale BC V3S 0L2		\$1,675,000 (LP) (SP)																																									
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Sanitary Sewer: None Storm Sewer: None Water Supply: City/Municipal Electricity: At Lot Line Natural Gas: Not Available Telephone Service: Available Nearby Cable Service: Available Nearby Prospectus: Not Required Develop Permit: No Bldg Permit Apprv: No Building Plans: Not Available	Property Access: Mixed 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:																																											
Legal: LOT 11, PLAN NWP1752, PART NE1/4, SECTION 1, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT																																												
Site Influences: 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 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.																																												
5.77 ACRE BLUEBERRY FARM! Great location to build an estate home, currently planted in 5.5 acres of Blueberries (2.5 Acres Duke and 3 Acres Draper) with approx 20,000 LBS for 2024. The property is connected to City Water and Hydro. Road access is from 168 Street. Close to all amenities and easy access to Highway #10, #17, #1, and US Border.																																												