



Active

R3165133

Board: F, Land Only
Other

18738 20 AVENUE

South Surrey White Rock
Hazelmere
V3Z 9V2

\$2,350,000 (LP)
(SP)



Days on Market: 7	List Date: 9/14/2026	Seller's Acceptance Date:
Orig Price: \$2,350,000	Expiry Date: 9/14/2027	Subject Removal Date:
Prev Price: \$0		Completion Date:
Frontage: 323.88	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 012-401-030	
Frontage Metric:	Taxes: \$7,198.88	
Depth: 642.97 (4.77)	For Tax Year: 2026	
Price/SqFt:	Zoning: A1	
Sub-Type:	Rezoneable?:	
Exposure: North	Flood Plain: No	
Permitted Use:		Lot Area
Title to Land: Freehold NonStrata		Acres: 4.77
Tour: Virtual Tour URL		Hect: 1.93
View - Specify		SqFt: 0.00
		SqM: 0.00

Sanitary Sewer: Unknown	Property Access: Road Access	First Nation Reserve:
Storm Sewer: None	Parking Access:	
Water Supply: Well - Drilled	Fencing:	
Electricity: At Lot Line	Property in ALR/FLR: Yes - Agricultural Land	
Natural Gas: At Lot Line	Seller's Interest: Court Ordered Sale	
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 : Provided Upon Acceptance	
Bldg Permit Apprv: No	Trees Logged in last 2yr?: No	
Building Plans: Not Available	Perc Test Avail:	
	Perc Test Date:	

Legal: **LOT 11, PLAN NWP1883, PART N1/2 OF SW1/4, SECTION 16, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**

Restrictions: **None**

Commission: **0.5%**

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: Mandeep Basi PREC* - Phone: 604-780-2507	Phone: 604-782-0988
List Broker 2: Angell, Hasman & Associates Realty Ltd. - Office: 604-921-1188	
List Broker 3: Angell, Hasman & Associates Realty Ltd. - Office: 604-921-1188	
Buyer's Broker 1:	
Buyer's Agent 1:	
Buyer's Broker 2:	
Buyer's Agent 2:	
Owner:	

3: Sidra Subzwari PREC* - Contc:

Realtor Remarks: **PRIVACY- DO NOT SOLICIT. COURT ORDER SALE - ALL OFFERS ARE SUBJECT TO COURT APPROVAL. Schedule "A" forms part of the agreement. All measurements were taken by the listing agent and are approximate, buyer to verify if important.. For more details and images, browse our website at www.farmsinbc.com.**

COURT-ORDERED SALE — 4.76 ACRES WITH EXISTING BUILDINGS in a highly desirable South Surrey/White Rock location. An excellent opportunity to build your future estate home on a well-positioned property with no creeks, easements, or rights-of-way, and located outside the floodplain. Improvements include a 401 SQ/FT cottage, a 2,100 SQ/FT barn, and a 6,000 SQ/FT barn, offering valuable existing infrastructure and flexibility for future use. Conveniently located close to shopping, schools, and amenities, with easy access to Highway 99, Highway 15, and the USA border.