

Active		4115 184 STREET		\$2,495,000 (LP)									
R3162521		Cloverdale Serpentine V3S 0L5		(SP)									
Board: F , Land Only Other				       									
		Days on Market: 0		List Date: 9/9/2026									
		Orig Price: \$2,495,000		Expiry Date: 12/31/2026									
		Prev Price: \$0		Seller's Acceptance Date:									
				Subject Removal Date:									
				Completion Date:									
		Frontage: 271.50		Subdiv/Complex:									
		Meas. Type: Feet		P.I.D.: 004-510-771									
		Frontage Metric:		Taxes: \$742.87									
		Depth: 2571.65		For Tax Year: 2026									
		Price/SqFt:		Zoning: A1									
Sub-Type:		Rezoneable?:											
Exposure: East		Flood Plain: No											
Permitted Use:													
Title to Land: Freehold NonStrata													
Tour: Virtual Tour URL													
View - Specify													
		<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th> </tr> </thead> <tbody> <tr> <td>Acres:</td> <td>16.51</td> </tr> <tr> <td>Hect:</td> <td>6.68</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:	16.51	Hect:	6.68	SqFt:	0.00	SqM:	0.00
Lot Area													
Acres:	16.51												
Hect:	6.68												
SqFt:	0.00												
SqM:	0.00												
Sanitary Sewer: None		Property Access: Road Access		First Nation Reserve:									
Storm Sewer: None		Parking Access:											
Water Supply: None		Fencing:											
Electricity: Available		Property in ALR/FLR: Yes - Agricultural Land											
Natural Gas: 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 4, PLAN NWP3124, PART SE1/4, SECTION 32, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN N 5 CHNS, REF PL 71878													
Site Influences: Central Location, Golf Course Nearby, Private Yard, 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		Appointments:		Touchbase									
List Sales Rep 1: Nav Sekhon - PREC - Phone: 604-782-0988		Call:		TOUCHBASE									
List Sales Rep 2:		Phone:		604-782-0988									
List Broker 2:													
List Broker 3:													
Buyer's Broker 1:													
Buyer's Agent 1:													
Buyer's Broker 2:													
Buyer's Agent 2:													
Owner:													
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.													
16.2 ACRES LAND ONLY, GREAT BUILDING LOT. Great location to build your dream home and/or start a hobby farm. Fertile soil suitable for various crops, fruits & vegetables. Close to all amenities; schools, transit, Morgan Creek Golf Course, and shopping. Easy access to Highway #10, Highway #15, and the US Border.													