FARMS IN BC
REAL ESTATE GROUP

Active
R3180427
Board: F , Land Only
Other

4412 168 STREET
Cloverdale
Serpentine
V3S 0L2

$2,499,000 (LP)
(SP)



Days on Market:	**0**	List Date:	**11/6/2026**	Seller's Acceptance Date:	
Orig Price:	**$2,499,000**	Expiry Date:	**11/6/2027**	Subject Removal Date:	
Prev Price:	**$0**			Completion Date:	

Frontage:	**165.02**	Subdiv/Complex:	
Meas. Type:	**Feet**	P.I.D.:	**008-137-323**
Frontage Metric:		Taxes:	**$7,491.52**
Depth:	**2500.36**	For Tax Year:	**2026**
Price/SqFt:		Zoning:	**A1**
Sub-Type:		Rezoneable?:	
Exposure:	**West**	Flood Plain:	**Yes**
Permitted Use:			
Title to Land:	**Freehold NonStrata**		
Tour:	**Virtual Tour URL**		
View - Specify	**Mountain and Valley Views.**		

Lot Area	
Acres:	**9.47**
Hect:	**3.83**
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:	**Yes**
Building Plans:	**Available**

Property Access:	**Road Access**	First Nation Reserve:
Parking Access:		
Fencing:		
Property in ALR/FLR:	**Yes - Agricultural Land**	
Seller's Interest:	**Registered Owner**	
Information Pkg:	**Yes**	
Sign on Property:	**Y**	
Sketch Attatched:	**No**	
Property Disclosure:	**No : Provided Upon Acceptance**	
Trees Logged in last 2yr?:	**No**	
Perc Test Avail:		
Perc Test Date:		

Legal: **PARCEL A, SECTION 31, TOWNSHIP 7, NEW WESTMINSTER LAND DISTRICT, REF PL 2217 OF S1/2 OF NW1/4**

Site Influences: **Cleared, Golf Course Nearby, Private Setting, Rural Setting, Ski Hill 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:			

nav@farmsinbc.com

3:

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.**

9.47 ACRES - PRELOADED in MORGAN CREEK. 2 Preloads ready to build, Home 5,400 SQ/FT and Barn 7,500 SQ/FT. All utilities at lot line (Hydro, Gas, Natural Gas, and City Water). 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.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.