

Active
R2384638
Board: N, Land Only
Other

DL 3370 MCCONACHIE ROAD

Fort Nelson (Zone 64)
Fort Nelson - Rural
VOC 1R0

\$99,000 (LP)

(SP)



Days on Market: 197	List Date: 6/26/2019	Expiry Date: 6/26/2020
Previous Price: \$0	Original Price: \$99,000	Sold Date:
Frontage: 0.00	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 024-609-706	
Frontage Metric: 0.00	Taxes: \$28.71	
Depth: 0	For Tax Year: 2018	
Price/SqFt:	Zoning: A-1	
Sub-Type:	Rezoneable?: No	
Exposure: East	Flood Plain: No	
Permitted Use: Mixed		Lot Area
Title to Land: Freehold NonStrata		Acres: 289.97
Tour:		Hect: 117.35
View - Specify		SqFt: 0.00
		SqM: 0.00

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **Available**
Natural Gas: **Not Available**
Telephone Service: **Available Nearby**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **Wire**
Property in ALR/FLR: **Yes - Agricultural Land**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **Yes**
Property Disclosure: **No : COURT ORDERED SALE**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **DISTRICT LOT 3370, PEACE RIVER DISTRICT**

Site Influences: **Gravel Road, Private Setting, Rural Setting**
Restrictions: **Timber Seal**
Commission: **THREE PERCENT OF THE FIRST \$100,000/1.5% PERCENT OF THE BALANCE OVER \$100,000**

List Broker 1: **Northern Homes Real Estate - Office: 250-775-1019**
List Sales Rep 1: **Myrna Blake - Contc: 250-775-1019** **myrnablake1@gmail.com**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **FARM CREDIT CANADA**

Appointments: **Phone L.R. First**
Call: **MYRNA BLAKE**
Phone: **250-775-1019**

Realtor Remarks: **Schedule A-1 must be attached. Subject to Court Approval. No knowledge of when land was last logged #248. Timber Reservation on title.**

Rare opportunity to own a farm. Fenced pasture with dugouts and corrals to house livestock. Lots of land remaining to be cultivated. Power available.

Active
R2426317
Board: F, Land Only
Other

11338 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

\$170,000 (LP)

(SP)



Days on Market: 3	List Date: 1/6/2020	Expiry Date: 7/6/2020
Previous Price: \$0	Original Price: \$170,000	Sold Date:
Frontage: 42.00	Subdiv/Complex: ROYAL HEIGHTS	
Meas. Type: Feet	P.I.D.: 029-222-320	
Frontage Metric: 0.00	Taxes: \$2,567.84	
Depth: 111	For Tax Year: 2019	
Price/SqFt:	Zoning: RF	
Sub-Type:	Rezoneable?: Yes	
Exposure: Northwest	Flood Plain:	
Permitted Use: House/Single Family		Lot Area
Title to Land: Undivided Interest		Acres: 0.13
Tour:		Hect: 0.05
View - Specify	MOUNTAINS AND RIVER	SqFt: 5,474.00
		SqM: 508.55

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
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: **Front**
Fencing: **None**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No : COURT ORDERED SALE**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 3, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Development**
Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE**

List Broker 1: **RE/MAX Westcoast - Office: 604-273-2828**
List Sales Rep 1: **Ryan Chernochan - Phone: 604-818-8517**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **GADHRI HOLDINGS LTD.**

Appointments: **Phone L.R. First**
Call: **RYAN**
Phone: **604-818-8517**

Realtor Remarks: **COURT ORDERED SALE OF 1/3 INTEREST ONLY. All offers must be subject to court approval. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road and 11342 River Road.**

***SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road (land only) and 11342 River Road (land only). All properties are being sold separately.**

Active
R2426318
Board: F, Land Only
Other

11340 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

\$190,000 (LP)

(SP)



Days on Market: **3** List Date: **1/6/2020** Expiry Date: **7/6/2020**
Previous Price: **\$0** Original Price: **\$190,000** Sold Date:

Frontage: **0.00** Subdiv/Complex: **ROYAL HEIGHTS**
Meas. Type: **Feet** P.I.D.: **029-222-311**
Frontage Metric: **0.00** Taxes: **\$2,650.92**
Depth: **0** For Tax Year: **2019**
Price/SqFt: Zoning: **RF**
Sub-Type: Rezoneable?: **Yes**
Exposure: **Northwest** Flood Plain:
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **MOUNTAINS AND FRASER**

Lot Area	
Acres:	0.14
Hect:	0.06
SqFt:	6,047.00
SqM:	561.78

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
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: **None**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No : COURT ORDERED SALE**
Trees Logged: **No**
Perc Test Avail: **No**
Perc Test Date:

Legal: **LOT 2, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Development**
Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE**

List Broker 1: **RE/MAX Westcoast - Office: 604-273-2828**
List Sales Rep 1: **Ryan Chernochan - Phone: 604-818-8517**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **GADHRI HOLDINGS LTD.,**

Appointments: **Phone L.R. First**
Call: **RYAN**
Phone: **604-818-8517**

Realtor Remarks: **COURT ORDERED SALE OF 1/3 INTEREST ONLY. All offers must be subject to court approval. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11338 River Road and 11342 River Road.**

***SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11340 River Road (land only) and 11342 River Road (land only). All properties are being sold separately.**

Active
R2426319
Board: F , Land Only
Other

11342 RIVER ROAD

North Surrey
Royal Heights
V3V 2V6

\$195,000 (LP)

(SP)



Days on Market: **3** List Date: **1/6/2020** Expiry Date: **7/6/2020**
Previous Price: **\$0** Original Price: **\$195,000** Sold Date:

Frontage: **0.00** Subdiv/Complex: **ROYAL HEIGHTS**
Meas. Type: **Feet** P.I.D.: **029-222-303**
Frontage Metric: **0.00** Taxes: **\$2,657.30**
Depth: **0** For Tax Year: **2019**
Price/SqFt: Zoning: **RF**
Sub-Type: Rezoneable?: **Yes**
Exposure: **Northwest** Flood Plain:
Permitted Use: **House/Single Family**
Title to Land: **Undivided Interest**

Lot Area	
Acres:	0.14
Hect:	0.06
SqFt:	6,094.00
SqM:	566.15

Tour:
View - Specify **MOUNTAINS AND FRASER**

Sanitary Sewer: **Nearby**
Storm Sewer: **Nearby**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
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: **None**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No : COURT ORDERED SALE**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 1, PLAN EPP31775, SECTION 35, RANGE 3W, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Development**
Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE**

List Broker 1: **RE/MAX Westcoast - Office: 604-273-2828**
List Sales Rep 1: **Ryan Chernochan - Phone: 604-818-8517**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **GADHRI HOLDINGS LTD.**

Appointments: **Phone L.R. First**
Call: **RYAN**
Phone: **604-818-8517**

Realtor Remarks: **COURT ORDERED SALE OF 1/3 INTEREST ONLY. All offers must be subject to court approval. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11338 River Road and 11340 River Road.**

***SALE OF 1/3 INTEREST (OWNERSHIP) IN THIS PROPERTY* - vacant (land only) lot zoned RF overlooking the North Shore mountains and Fraser River. 3 neighboring properties with 1/3 interest also for sale; 11334 River Road (with renovated heritage house), 11338 River Road (land only) and 11340 River Road (land only). All properties are being sold separately.**

Active
R2421548
Board: H, Land Only
Other

46705 UPLANDS ROAD

Sardis
Promontory
V2R 4W2

\$279,000 (LP)

(SP)



Days on Market: **50** List Date: **11/20/2019** Expiry Date: **5/20/2020**
Previous Price: **\$359,900** Original Price: **\$359,900** Sold Date:

Frontage: **78.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **027-542-408**
Frontage Metric: Taxes: **\$956.11**
Depth: **153** For Tax Year: **2019**
Price/SqFt: Zoning: **R1B**
Sub-Type: Rezoneable?: **Not Known**
Exposure: **Southwest** Flood Plain: **No**
Permitted Use: **Duplex**
Title to Land: **Freehold NonStrata**
Tour: **Virtual Tour URL**
View - Specify **SPECTACULAR VALLEY**

Lot Area
Acres: **0.27**
Hect: **0.11**
SqFt: **11,934.00**
SqM: **1,108.70**

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
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: **Available**

Property Access: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : COURT ORDERED SALE**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 3, PLAN BCP36726, SECTION 8, TOWNSHIP 26, NEW WESTMINSTER LAND DISTRICT**

Site Influences:
Restrictions: **Engineered Foundation Req, Easement**
Commission: **3% 1ST \$100,000 / 1.25% BAL**

List Broker 1: **Select Real Estate - Office: 604-393-7880**

List Sales Rep 1: **Dan Matheson - Phone: 604-393-7880**

List Sales Rep 2:

List Broker 2:

List Sales Rep 3:

Sell Broker 1:

Sell Sales Rep 1:

Sell Broker 2:

Sell Sales Rep 2:

Owner: **GREYFRIARS MORTGAGE (2012) CORPORATION**

Realtor **Court ordered sale. Schedule A in attached documents.**
Remarks:

dan@selectrealestate.ca

Appointments: **Touchbase**
Call: **DAN**
Phone: **604-791-3211**

Well priced View duplex lot. Spectacular valley views. Build your family home and add an income property on the other side. Sloping lot will be perfect for a walk out ranchers. Huge road frontage allows for great driveways and cool house plans. House plans are available for perusal. Seller wants action - bring your offers!

Active
R2359743
Board: H, Land Only
Other

6969 MARBLE HILL ROAD

Chilliwack
Eastern Hillside
V4Z 1J6

\$279,900 (LP)

(SP)



Days on Market: **267** List Date: **4/15/2019** Expiry Date: **5/31/2020**
Previous Price: **\$0** Original Price: **\$279,900** Sold Date:

Frontage: **101.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **008-904-553**
Frontage Metric: **0.00** Taxes: **\$1,384.93**
Depth: **437** For Tax Year: **2018**
Price/SqFt: Zoning: **RH**
Sub-Type: Rezoneable?:
Exposure: **North** Flood Plain: **Yes**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

Lot Area	
Acres:	1.12
Hect:	0.45
SqFt:	48,787.00
SqM:	4,532.46

Sanitary Sewer: **Septic**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **On Property**
Cable Service: **On Property**
Prospectus: **Not Required**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Road Access**
Parking Access:
Fencing: **None**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **N**
Sketch Attached: **No**
Property Disclosure: **No : COURT ORDERED SALE**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 5, PLAN NWP27560, SECTION 16, TOWNSHIP 2, RANGE 29, MERIDIAN W6, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Cleared, Gravel Road, Private Setting, Rural Setting**

Restrictions: **None**

Commission: **3.22% 1ST \$100,000/1.15% BAL **COMMISSION PAYABLE UPON 1ST PHYSICAL INTRODUCTION, OTHERWISE \$100.00****

List Broker 1: **Royal LePage - Wolstencroft - Office: 604-530-0231**

List Sales Rep 1: **Don Tebbutt - Phone: 604-530-0231**

List Sales Rep 2:

List Broker 2:

List Sales Rep 3:

Sell Broker 1:

Sell Sales Rep 1:

Sell Broker 2:

Sell Sales Rep 2:

Owner: **UPTON CAPITAL CORP**

realservice@tebbutt.com

Appointments:

Call:

Phone:

Touchbase

TOUCHBASE

604-649-0235

Realtor **All offers must be subject to Court Approval and be accompanied by a Schedule "A"**
Remarks:

Seeking a Private Getaway? Not too far from town yet far enough away. This jewel is waiting for you and your dream home. Court Ordered Sale.

Active
R2396800
Board: V, Land Only
Other

Lot 2 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V0

\$289,900 (LP)
(SP)



Days on Market: 150	List Date: 8/12/2019	Expiry Date: 2/12/2020
Previous Price: \$0	Original Price: \$289,900	Sold Date:
Frontage: 170.00	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 024-090-441	
Frontage Metric:	Taxes: \$1,942.49	
Depth: 300 IRR	For Tax Year: 2018	
Price/SqFt:	Zoning: R1	
Sub-Type:	Rezoneable?:	
Exposure: Southeast	Flood Plain:	
Permitted Use:		Lot Area
Title to Land: Freehold NonStrata		Acres: 1.08
Tour:		Hect: 0.44
View - Specify Ocean View		SqFt: 47,045.00
		SqM: 4,370.62

Sanitary Sewer: None	Property Access: Road Access
Storm Sewer: None	Parking Access:
Water Supply: City/Municipal	Fencing:
Electricity: Nearby	Property in ALR/FLR:
Natural Gas: Nearby	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: Yes
Develop Permit: No	Property Disclosure: No : No: Court Ordered Sale
Bldg Permit Apprv: No	Trees Logged: No
Building Plans: Not Available	Perc Test Avail:
	Perc Test Date:

Legal: **LOT 2 BLOCK B DISTRICT LOT 694 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP37260**

Site Influences:

Restrictions: **Restrictive Covenant**

Commission: **3.255% ON 1ST \$100,000 & 1.1625% ON BALANCE**

List Broker 1: **RE/MAX Oceanview Realty - Office: 604-885-4313**

List Sales Rep 1: **Stacey Buchhorn - Phone: 604-760-4797**

List Sales Rep 2:

List Broker 2:

List Sales Rep 3:

Sell Broker 1:

Sell Sales Rep 1:

Sell Broker 2:

Sell Sales Rep 2:

Owner: **461073 BC Ltd. - Administrator of the Estate**

Appointments: **Phone L.R. First**

Call: **Stacey Buchhorn**

Phone: **604-760-4797**

Realtor Remarks: **Court approval as determined by the Seller. The attached Schedule A - Sellers Terms MUST be included with all offers. Lots being sold As-Is Where-Is**

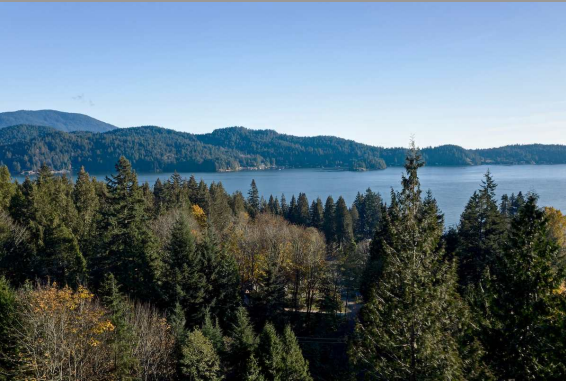
1.08 Acre Lot, with views of the North Shore mountains. An ideal location for commuters to build your dream home, just minutes to the Langdale Ferry, the town of Gibsons, parks and beaches. Great property for those who love to walk along the Grantham's Landing beaches or enjoy watersports like kayaking or stand-up paddle boarding during the summer months. Lot 1 is also available next door at 1.27 acres.

Active
R2396798
Board: V, Land Only
Other

Lot 1 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V0

\$309,900 (LP)
(SP)



Days on Market: 150	List Date: 8/12/2019	Expiry Date: 2/12/2020
Previous Price: \$0	Original Price: \$309,900	Sold Date:
Frontage: 170.00	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 024-090-433	
Frontage Metric:	Taxes: \$2,013.36	
Depth: IRR	For Tax Year: 2018	
Price/SqFt:	Zoning: R1	
Sub-Type:	Rezoneable?:	
Exposure: Southeast	Flood Plain:	
Permitted Use: House/Single Family		Lot Area
Title to Land: Freehold NonStrata		Acres: 1.27
Tour:		Hect: 0.51
View - Specify Water		SqFt: 55,190.00
		SqM: 5,127.32

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
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:
Seller's Interest: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **Yes**
Property Disclosure: **No : No PDS - Court Ordered Estate Sale**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 1 BLOCK B DISTRICT LOT 694 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP37260**

Site Influences:
Restrictions: **Restrictive Covenant**
Commission: **3.255% ON 1ST \$100,000 & 1.1625% ON BALANCE**

List Broker 1: **RE/MAX Oceanview Realty - Office: 604-885-4313**
List Sales Rep 1: **Stacey Buchhorn - Phone: 604-760-4797**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **461073 BC Ltd. - Administrator of the Estate**

Appointments: **Phone L.R. First**
Call: **Stacey Buchhorn**
Phone: **604-760-4797**

Realtor Remarks: **Court approval as determined by the Seller. The attached Schedule A - Sellers Terms MUST be included with all offers. Lots being sold As-Is Where-Is**

Large 1.27 Acre building site. Ideal location for commuters to build your dream home, just minutes to the Langdale Ferry, the town of Gibsons, parks and beaches. Great property for those who love to walk along the Granthams Landing beaches or enjoy watersports like kayaking or stand-up paddle boarding during the summer months. Lot 2 is also available next door at 1.08 acres.

Active
R2375264
Board: N, Land Only
Other

DL 5110 HOOVER BAY ROAD

100 Mile House (Zone 10)
Canim/Mahood Lake
VOK 1J0

\$457,000 (LP)

(SP)



Days on Market: **225** List Date: **5/29/2019** Expiry Date: **5/29/2020**
Previous Price: **\$0** Original Price: **\$457,000** Sold Date:

Frontage: **1,350.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **013-420-038**
Frontage Metric: **0.00** Taxes: **\$26.43**
Depth: **1350** For Tax Year: **2018**
Price/SqFt: Zoning: **RR1**
Sub-Type: Rezoneable?:
Exposure: **South** Flood Plain: **Exempt**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**

Lot Area	
Acres:	27.50
Hect:	11.13
SqFt:	0.00
SqM:	0.00

Tour:
View - Specify **SOUTH-FACING**

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
Prospectus: **Not Required**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Road Access**
Parking Access:
Fencing: **None**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : RAW LAND**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **DISTRICT LOT 5110 LILLOOET LAND DISTRICT HOOVER BAY**

Site Influences: **Private Setting, Rural Setting, Treed, Waterfront Property**

Restrictions: **None**

Commission: **THREE PERCENT (3%) UP TO \$100,000 PLUS THREE-QUARTERS OF A PERCENT (0.75%) OF BALANCE OF SALE PRICE**

List Broker 1: **NAI Commercial - Office: 604-683-7535**
List Sales Rep 1: **J-D Murray - Phone: 604-683-7535**
List Sales Rep 2: **Gary Haukeland PREC* - Phone: 604-683-7535**
List Broker 2: **NAI Commercial - Office: 604-683-7535**
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **CANADIAN WESTERN BANK**

jdmurray@naicommercial.ca
gary@naicommercial.ca

Appointments: **Phone L.R. First**
Call: **J-D MURRAY**
Phone: **604-691-6664**

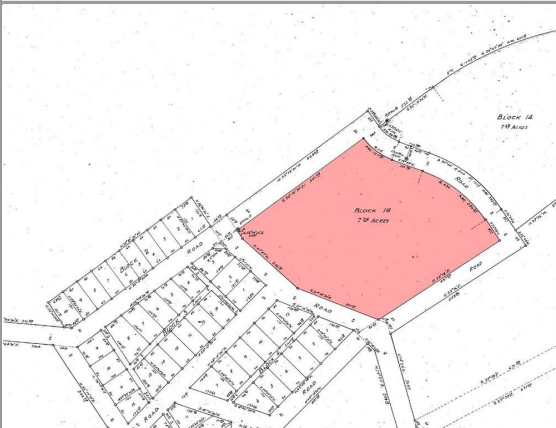
Realtor **No Touchbase - contact listing brokers directly. Contact listing brokers for more information.**
Remarks:

Court-ordered Sale. 27.5 acres of south-facing waterfront on Canim Lake. All offers are subject to court approval.

Active
R2356804
 Board: N, Land Only
 Other

BLK 18 ALDER AVENUE
 Prince Rupert (Zone 52)
 Port Edward
 VOV 1G0

\$549,000 (LP)
 (SP)



Days on Market: **278** List Date: **4/2/2019** Expiry Date: **4/30/2020**
 Previous Price: **\$0** Original Price: **\$549,000** Sold Date:

Frontage: **0.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **012-439-282**
 Frontage Metric: **0.00** Taxes: **\$5,642.70**
 Depth: **0** For Tax Year: **2018**
 Price/SqFt: Zoning: **RM3**
 Sub-Type: Rezoneable?:
 Exposure: **Northwest** Flood Plain:
 Permitted Use: **Other**
 Title to Land: **Freehold NonStrata**
 Tour:
 View - Specify

Lot Area	
Acres:	7.24
Hect:	2.93
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **Available**
 Storm Sewer: **Nearby**
 Water Supply: **City/Municipal**
 Electricity: **Nearby**
 Natural Gas: **Nearby**
 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: **No**
 Seller's Interest: **Court Ordered Sale**
 Information Pkg: **Yes**
 Sign on Property: **Y**
 Sketch Attached: **Yes**
 Property Disclosure: **Yes:**
 Trees Logged: **No**
 Perc Test Avail:
 Perc Test Date:

Legal: **BLOCK 18 DISTRICT LOT 446 RANGE 5 COAST DISTRICT PLAN 3005 KURPIL'S MANUFACTURED HOME PARK MHP ROLL # 25-564-00303.000**

Site Influences:
 Restrictions: **Other**
 Commission: **3% UP TO \$100,000 PLUS 1.5% OF BALANCE OF SALE PRICE**

List Broker 1: **Realty Executives Pr. Rupert - Office: 250-624-9298**
 List Sales Rep 1: **Thai Pham - PREC - Contc: 250-600-7579**
 List Sales Rep 2:
 List Broker 2:
 List Sales Rep 3:
 Sell Broker 1:
 Sell Sales Rep 1:
 Sell Broker 2:
 Sell Sales Rep 2:
 Owner: **NORTHERN SAVINGS CREDIT UNION**

Appointments: **Phone L.R. First**
 Call: **THAI**
 Phone: **250-600-7579**

Realtor Remarks: **See RM3 District of Port Edward bylaws for permitted uses and bylaws. Zoned RM3 (Manufactured Home Park) Sold "as is, where is". This is a court-ordered sale--the petitioner makes no representation whatsoever regarding the subject property.**

Amazing Opportunity! This 7.24-acre parcel of partially-cleared land could be a great development opportunity! Situated in the quiet community of Port Edward, you are just steps away from the marina, ocean and stunning natural surroundings. Currently zoned RM3 (Manufactured Home Park). More information available.

Active
R2422571
Board: V, Land Only
Other

2530 BLACKWATER ROAD

Pemberton
Devine
VON ZLO

\$699,000 (LP)
(SP)



Days on Market: **43** List Date: **11/27/2019** Expiry Date: **11/27/2020**
Previous Price: **\$0** Original Price: **\$699,000** Sold Date:

Frontage: Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **013-608-240**
Frontage Metric: Taxes: **\$1,467.56**
Depth: For Tax Year: **2019**
Price/SqFt: Zoning: **AGR1**
Sub-Type: Rezoneable?: **Not Known**
Exposure: **South** Flood Plain:
Permitted Use:
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **Mountains and Meadows**

Lot Area	
Acres:	118.90
Hect:	48.12
SqFt:	0.00
SqM:	0.00

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **Other-Licensed**
Electricity: **None Available**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
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: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : Seller has conduct of sale**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **BLOCK A OF DISTRICT LOT 2683 LILLOOET DISTRICT 27**

Site Influences: **Cleared, Gravel Road, Recreation Nearby, Rural Setting, Treed**

Restrictions: **Subj. to Final Approval**

Commission: **3% ON THE FIRST \$100,000 AND 1.25% ON THE BALANCE OF THE GROSS SELLING PRICE TO BE PAID FROM THE PROCEEDS OF THE SALE OF THE LAND.**

List Broker 1: **Engel & Volkers Whistler - Office: 604-932-1875**

List Sales Rep 1: **Pierre Eady - Phone: 604-698-6748**

List Sales Rep 2:

List Broker 2:

List Sales Rep 3:

Sell Broker 1:

Sell Sales Rep 1:

Sell Broker 2:

Sell Sales Rep 2:

Owner: ****Privacy Protected** William Hayward *Conduct of Sale***

pierre.eady@evrealestate.com

Appointments: **Phone L.R. First**
Call: **Pierre Eady**
Phone: **604-698-6748**

Realtor Remarks: **This property is being sold as is where is. It is located 14kms off Pemberton Portage Road towards Birkenhead Lake Provincial Park. Call listing agent for directions: 604-698-6748. *This is a court order sale and all offers are subject to court approval.***

Your terrestrial paradise awaits with this magnificent property. This 118.9 acre parcel of land is a combination of a hillside, treed area, with multiple cleared sites covering 14.6 acres and a 104.3 acre agricultural field. Enjoy spectacular views of meadows and mountains, complete with two lakes close by to enjoy. Phelix Creek, a licensed water source also meanders through a portion of the land. This unique parcel is zoned Agriculture 1, which allows for agriculture, agri-tourism activities and accommodations, a cannabis production facility, detached dwelling/farm residence, farm stand, gathering for events, riding academy, bed and breakfast or adventure tourism.

Active
R2423539
Board: V, Land Only
Other

524 MARINE DRIVE

Sunshine Coast
Roberts Creek
VON 1V1

\$699,000 (LP)
(SP)



Days on Market: 35	List Date: 12/5/2019	Expiry Date: 7/31/2020
Previous Price: \$0	Original Price: \$699,000	Sold Date:
Frontage: 100.00	Subdiv/Complex: Heritage Hills Waterfront	
Meas. Type: Feet	P.I.D.: 011-984-830	
Frontage Metric:	Taxes: \$4,723.15	
Depth: 45	For Tax Year: 2019	
Price/SqFt:	Zoning: CDA	
Sub-Type:	Rezoneable?:	
Exposure: East	Flood Plain:	
Permitted Use:		Lot Area
Title to Land: Freehold NonStrata		Acres: 0.10
Tour: Virtual Tour URL		Hect: 0.04
View - Specify waterfront		SqFt: 4,522.00
		SqM: 420.11

Sanitary Sewer: At Lot Line	Property Access: Road Access
Storm Sewer: At Lot Line	Parking Access:
Water Supply: City/Municipal	Fencing:
Electricity: At Lot Line	Property in ALR/FLR:
Natural Gas: At Lot Line	Seller's Interest: Court Ordered Sale
Telephone Service: At Lot Line	Information Pkg: Yes
Cable Service: At Lot Line	Sign on Property:
Prospectus: Not Required	Sketch Attached: No
Develop Permit: No	Property Disclosure: No : Sold As Is Where Is
Bldg Permit Apprv: No	Trees Logged: No
Building Plans: Not Available	Perc Test Avail: No
	Perc Test Date:

Legal: **LOT 9, BLOCK D H & J, PLAN VAP3971, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**
Restrictions: **None**
Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF THE BALANCE**

List Broker 1: RE/MAX City Realty - OFC: 604-886-2670	Appointments: Phone L.R. First
List Sales Rep 1: Tony Browton PREC* - Contc: 604-418-2695	Call: Tony
List Sales Rep 2:	Phone: 604-418-2695
List Broker 2:	
List Sales Rep 3:	
Sell Broker 1:	
Sell Sales Rep 1:	
Sell Broker 2:	
Sell Sales Rep 2:	
Owner: Grant Thornton Limited, Administrator of the estate of John Alexander Gibb	

Realtor Remarks: **All measurements approximate, buyer to verify if important. COURT ORDERED SALE, Schedule A attached must accompany all offers. DUAL EXPOSURE ON CLS C8029481**

INVESTOR ALERT!! This waterfront lot is steps from Gibsons Lower village and all the shopping, dining and recreation options it has to offer. Listed for \$260,000.00 below tax assessment at a time when the collective consciousness of Vancouver is just becoming aware of the Sunshine Coast. We are 40 minutes away and not an island! Don't miss out on this one and call for an info pack today!

Active
R2423534
Board: V, Land Only
Other

528 MARINE DRIVE

Sunshine Coast
Gibsons & Area
VON 1V1

\$699,000 (LP)

(SP)



Days on Market: 35	List Date: 12/5/2019	Expiry Date: 7/31/2020
Previous Price: \$0	Original Price: \$699,000	Sold Date:
Frontage: 100.00	Subdiv/Complex: Heritage Hills Waterfront	
Meas. Type: Feet	P.I.D.: 011-984-864	
Frontage Metric:	Taxes: \$5,143.41	
Depth: 45	For Tax Year: 2019	
Price/SqFt:	Zoning: CDA	
Sub-Type:	Rezoneable?:	
Exposure: East	Flood Plain:	
Permitted Use:		Lot Area
Title to Land: Freehold NonStrata		Acres: 0.10
Tour: Virtual Tour URL		Hect: 0.04
View - Specify waterfront		SqFt: 4,522.00
		SqM: 420.11

Sanitary Sewer: At Lot Line	Property Access: Road Access
Storm Sewer: At Lot Line	Parking Access:
Water Supply: City/Municipal	Fencing:
Electricity: At Lot Line	Property in ALR/FLR:
Natural Gas: At Lot Line	Seller's Interest: Court Ordered Sale
Telephone Service: At Lot Line	Information Pkg: Yes
Cable Service: At Lot Line	Sign on Property:
Prospectus: Not Required	Sketch Attached: No
Develop Permit: No	Property Disclosure: No : Sold As Is Where Is
Bldg Permit Apprv: No	Trees Logged: No
Building Plans: Not Available	Perc Test Avail: No
	Perc Test Date:

Legal: **LOT 10, BLOCK D H & J, PLAN VAP3971, DISTRICT LOT 686, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**
Restrictions: **None**
Commission: **3.25% OF FIRST 100,000 AND 1.1625% OF THE BALANCE**

List Broker 1: RE/MAX City Realty - OFC: 604-886-2670	Appointments: Phone L.R. First
List Sales Rep 1: Tony Browton PREC* - Contc: 604-418-2695	Call: Tony
List Sales Rep 2:	Phone: 604-418-2695
List Broker 2:	
List Sales Rep 3:	
Sell Broker 1:	
Sell Sales Rep 1:	
Sell Broker 2:	
Sell Sales Rep 2:	
Owner: Grant Thornton Limited, Administrator of the estate of John Alexander Gibb	

Realtor Remarks: **All measurements approximate, buyer to verify if important. COURT ORDERED SALE, Schedule A attached must accompany all offers. DUAL EXPOSURE ON CLS C8029481**

INVESTOR ALERT!! This waterfront lot is steps from Gibsons Lower village and all the shopping, dining and recreation options it has to offer. Listed for \$350,000.00 below tax assessment at a time when the collective consciousness of Vancouver is just becoming aware of the Sunshine Coast. We are 40 minutes away and not an island! Don't miss out on this one and call for an info pack today!

Active
R2375170
Board: N, Land Only
Other

DL 2067 HOOVER BAY ROAD

100 Mile House (Zone 10)
Canim/Mahood Lake
VOK 1J0

\$856,000 (LP)

(SP)



Days on Market: **225** List Date: **5/29/2019** Expiry Date: **5/29/2020**
Previous Price: **\$0** Original Price: **\$856,000** Sold Date:

Frontage: **2,600.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **013-316-907**
Frontage Metric: Taxes: **\$50.48**
Depth: **2500** For Tax Year: **2018**
Price/SqFt: Zoning: **RA-1**
Sub-Type: Rezoneable?:
Exposure: **South** Flood Plain: **Exempt**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify **SOUTH-FACING**

Lot Area
Acres: **160.00**
Hect: **64.75**
SqFt: **0.00**
SqM: **0.00**

Sanitary Sewer: **None**
Storm Sewer: **None**
Water Supply: **None**
Electricity: **Nearby**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
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: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : RAW LAND**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **DISTRICT LOT 2067, LILLOOET DISTRICT**

Site Influences: **Private Setting, Rural Setting, Treed, Waterfront Property**

Restrictions: **None**

Commission: **THREE PERCENT (3.0%) ON THE 1ST \$100,000 AND THREE QUARTERS PERCENT (0.75%)**

List Broker 1: **NAI Commercial - Office: 604-683-7535**
List Sales Rep 1: **J-D Murray - Phone: 604-683-7535**
List Sales Rep 2: **Gary Haukeland PREC* - Phone: 604-683-7535**
List Broker 2: **NAI Commercial - Office: 604-683-7535**
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **CANADIAN WESTERN BANK**

jdmurray@naicommercial.ca
gary@naicommercial.ca

Appointments: **Phone L.R. First**
Call: **J-D MURRAY**
Phone: **604-691-6664**

Realtor **No Touchbase. Contact listing brokers directly.**
Remarks:

Court ordered sale. 160 acres of south-facing waterfront on Canim Lake. All offers are subject to Court approval.

Active
R2379566
Board: V, Land Only
Other

319 PRIOR STREET

Vancouver East
Strathcona
V6A 2G2

\$997,000 (LP)
(SP)



Days on Market: 211	List Date: 6/12/2019	Expiry Date: 6/30/2020
Previous Price: \$998,000	Original Price: \$1,098,000	Sold Date:
Frontage: 25.00	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 015-555-411	
Frontage Metric:	Taxes: \$4,442.43	
Depth: 132.00	For Tax Year: 2018	
Price/SqFt:	Zoning: RT-3	
Sub-Type:	Rezoneable?: No	
Exposure: South	Flood Plain:	
Permitted Use: Duplex		Lot Area
Title to Land: Freehold NonStrata		Acres: 0.08
Tour:		Hect: 0.03
View - Specify New St. Paul's Hosp. Site		SqFt: 3,300.00
		SqM: 306.58

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **At Lot Line**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Available Through Developers**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Lane Access**
Parking Access:
Fencing: **Wire**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **y**
Sketch Attached: **No**
Property Disclosure: **No : Court ordered sale**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 16 BLOCK 104 DISTRICT LOT 196 PLAN 196**

Site Influences: **Central Location, Cleared, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Restrictions: **None**
Commission: **3.25% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE**

List Broker 1: **Royalty Group Realty Inc. - Office: 604-688-6315**
List Sales Rep 1: **Robert Rivington PREC* - Phone: 778-994-1747** **rob@robrivington.com**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **BALVINDAR SIDHU, RAJVINDAR SIDHU POA, RAVINDAR SIDHU POA**

Appointments: **Phone L.R. First**
Call: **Robert**
Phone: **778-994-1747**

Realtor Remarks: **Court Ordered Sale.. Schedule A & BC Housing Letter must be included with all offers. (Both in Docs) Also "Additions to the Contract" should be on the subject page. Listed below assessed value. Future development in the area makes this a no brainer. Motivated Seller. Bring us a offer.**

Court Ordered Sale: Location Location Location This a residential lot, zoned RT-3. Best case scenario is an FSR of .95 giving you approximately 3150 Sq/Ft to build on. RT-3 allows a Duplex, and this area of the city allows Laneway homes. Of course all this has to be confirmed by the City, as the government changes policy every now and then. China Town and Downtown within walking distance. Listed below assessed value. Future development in the area is already underway. Watch the transformation from your front porch as False Creek Flats becomes the New Site for St. Paul's Hospital / Health Center.

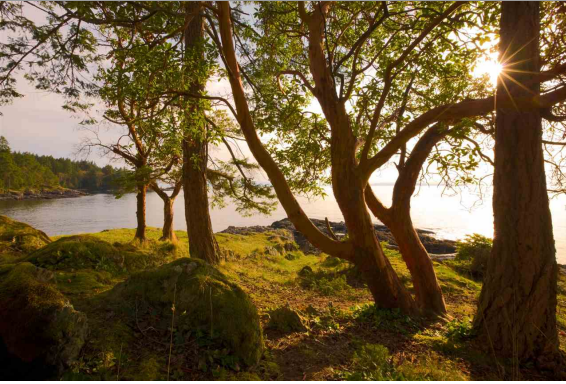
Active
R2351246
Board: V, Land Only
Other

1835 CAPE DRIVE

Bowen Island
Bowen Island
V7T 2X1

\$998,000 (LP)

(SP)



Days on Market: **292** List Date: **3/22/2019** Expiry Date: **1/31/2020**
Previous Price: **\$1,080,000** Original Price: **\$1,080,000** Sold Date:

Frontage: Subdiv/Complex: **The Cape on Bowen Island**
Meas. Type: **Feet** P.I.D.: **028-132-513**
Frontage Metric: Taxes: **\$3,870.16**
Depth: For Tax Year: **2018**
Price/SqFt: Zoning: **RR-1**
Sub-Type: Rezoneable?: **Not Known**
Exposure: **Southwest** Flood Plain:
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour: **Virtual Tour URL**

Lot Area	
Acres:	9.90
Hect:	4.01
SqFt:	0.00
SqM:	0.00

View - Specify **Peek-a-boo Water**

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **Well - Drilled**
Electricity: **At Lot Line**
Natural Gas: **Not Available**
Telephone Service: **Not Available**
Cable Service: **Not Available**
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: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **No : N/A**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **LOT 48, PLAN BCP43265, DISTRICT LOT 1548, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Marina Nearby, Private Setting, Rural Setting, Treed**
Restrictions: **Mandatory Building Scheme**
Commission: **3.22 % OF THE FIRST \$100,000 AND 1.15% OF THE BALANCE**

List Broker 1: **Sotheby's International Realty Canada - Office: 604-922-6995**
List Sales Rep 1: **Ann Green - Phone: 604-729-0605**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **Zongshen (Canada) Environtech Ltd**

Appointments: **Touchbase**
Call: **Ann**
Phone: **604-729-0605**

Realtor Remarks: **Court ordered sale; schedule A to be attached to all offers. Team Disclosure to be signed by Buyer. Contact listing agent for details.**

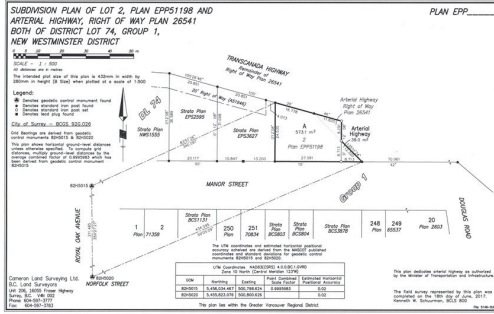
Private lot of almost 10 acres located in the prestigious Cape on Bowen Development. An exclusive planned community of homes. Easy 20 minute ferry ride from Horseshoe Bay. Beautiful southwest exposure, with gorgeous sunset views and ocean views to Vancouver Island. Only a short stroll to Cape Roger Curtis Lighthouse and start of 1km Roger Curtis Sea Walk. Hidden protected mossy meadow with prime location for guest cottage. Call today for more information.

Active
R2405038
 Board: V, Land Only
 Other

5499 MANOR STREET

Burnaby North
 Central BN
 V5G 1B6

\$999,900 (LP)
 (SP)



Days on Market: **119** List Date: **9/12/2019** Expiry Date: **2/15/2020**
 Previous Price: **\$0** Original Price: **\$999,900** Sold Date:

Frontage: **120.00** Subdiv/Complex:
 Meas. Type: **Feet** P.I.D.: **029-680-841**
 Frontage Metric: Taxes: **\$3,717.23**
 Depth: **80.51 IRREG** For Tax Year: **2019**
 Price/SqFt: Zoning: **R5**
 Sub-Type: Rezoneable?:
 Exposure: **South** Flood Plain:
 Permitted Use:
 Title to Land: **Freehold NonStrata**
 Tour:
 View - Specify

Lot Area
 Acres: **0.14**
 Hect: **0.06**
 SqFt: **6,068.00**
 SqM: **563.74**

Sanitary Sewer: **At Lot Line**
 Storm Sewer: **At Lot Line**
 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: **Allowed Access**
 Parking Access:
 Fencing:
 Property in ALR/FLR: **No**
 Seller's Interest: **Court Ordered Sale**
 Information Pkg: **No**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **Yes:**
 Trees Logged: **No**
 Perc Test Avail:
 Perc Test Date:

Legal: **LOT 2, PLAN EPP51198, DISTRICT LOT 74, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Restrictions: **Building, Development**
 Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE**

List Broker 1: **RE/MAX Real Estate Services - OFC: 604-263-2823**
 List Sales Rep 1: **Gurdial S (Dale) Badh - Phone: 604-303-7653**
 List Sales Rep 2:
 List Broker 2:
 List Sales Rep 3:
 Sell Broker 1:
 Sell Sales Rep 1:
 Sell Broker 2:
 Sell Sales Rep 2:
 Owner: **NARINDER SINGH KHEHRA**

Appointments: **Touchbase**
 Call:
 Phone: **604-303-7653**

Realtor Remarks: **COURT ORDERED SALE. Offers must be accompanied by the attached SCHEDULE A. SOLD "AS IS" Measurements are approximate Buyer to verify if deemed important**

ROYAL OAK BURNABY. COURT ORDERED SALE. 6068 sq ft BUILDING LOT> Zoning R5 for single family, Central Location close to Shopping, Transit, Schools, and more. Quick Access to Canada Way, Willingdon Ave, access to HWY 1 Eat/West.

Active
R2303768
Board: V, Land Only
Other

LT 3921 LEE ROAD

Sunshine Coast
Pender Harbour Egmont
VON 1S1

\$1,000,000 (LP)

(SP)



Days on Market: **488** List Date: **9/5/2018** Expiry Date: **1/31/2020**
Previous Price: **\$0** Original Price: **\$1,000,000** Sold Date:

Frontage: Subdiv/Complex: **Sakinaw Ridge**
Meas. Type: **Feet** P.I.D.: **015-869-172**
Frontage Metric: Taxes: **\$5,874.97**
Depth: For Tax Year: **2018**
Price/SqFt: Zoning: **RU-1**
Sub-Type: Rezoneable?:
Exposure: **West** Flood Plain:
Permitted Use:
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

Lot Area
Acres: **85.97**
Hect: **34.79**
SqFt: **3,744,853.2**
SqM: **347,908.25**

Sanitary Sewer: **Nearby**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
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: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes:**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **DL 3921 LD 36. GROUP 1, EXCEPT PLAN LOT A RP1507 / BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting**
Restrictions: **None**
Commission: **2%**

List Broker 1: **Royal LePage Sussex - Office: 604-883-9525**
List Sales Rep 1: **Dave Milligan - Phone: 604-741-7373**
List Sales Rep 2: **Richard Osborne - PREC - Phone: 604-664-7633**
List Broker 2: **Landquest Realty Corp (100M) - Office: 604-664-7630**
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **Reliant Capital Limited**

dave@sunshinecoasthomes.com
rich@landquest.com

Appointments: **Phone L.R. First**
Call: **DAVE**
Phone: **604-741-7373**

Realtor Remarks: **Commission is 2% with 1st physical introduction otherwise \$500.00. All measurements approx. with buyer to verify if deemed important. No Touchbase. Schedule A to accompany all offers. www.sunshinecoasthomes.com**

"Invest in Paradise" Great development potential on this 85+ acre parcel in beautiful Sakinaw Ridge, a serviced subdivision on the Sunshine Coast. Paved road with nearby services available add value for future subdividing. Savvy investor can use as a holding/investment property or develop as the economy dictates. Pender Harbour offers a healthy, recreation based lifestyle. Loads of nearby amenities including dining, shopping & professional services.

Active
R2423046
Board: F, Land Only
Other

12411 114 AVENUE

North Surrey
Bridgeview
V6N 2W9

\$1,099,000 (LP)

(SP)



Days on Market: 37	List Date: 12/3/2019	Expiry Date: 5/30/2020
Previous Price: \$0	Original Price: \$1,099,000	Sold Date:
Frontage: 245.00	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 011-293-896	
Frontage Metric: 0.00	Taxes: \$4,098.20	
Depth: 99	For Tax Year: 2019	
Price/SqFt:	Zoning: RF	
Sub-Type:	Rezoneable?:	
Exposure: South	Flood Plain:	
Permitted Use: House/Single Family		Lot Area
Title to Land: Freehold NonStrata		Acres: 0.55
Tour: Virtual Tour URL		Hect: 0.22
View - Specify		SqFt: 24,000.00
		SqM: 2,229.67

Sanitary Sewer: **At Lot Line**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Other (See Remarks)**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Allowed Access**
Parking Access: **Front**
Fencing: **None**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : N**
Trees Logged: **No**
Perc Test Avail: **No**
Perc Test Date:

Legal: **LOT 1, BLOCK 5N, PLAN NWP8145, SECTION 8, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location**
Restrictions: **Subj. to Final Approval**
Commission: **3.255% 1ST \$100,000 & 1.1625% ON BALANCE**

List Broker 1: **RE/MAX Crest Realty - OFC: 604-433-2211**
List Sales Rep 1: **Doris Gee - Phone: 604-250-0177**
List Sales Rep 2: **Phil Moore - Phone: 604-230-3772**
List Broker 2: **RE/MAX Crest Realty - OFC: 604-433-2211**
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **ARMINDER SINGH MANN & ALBERT KIEN DUY TRINH & DUC CHINH TAY & KEN WU**

dorisgee@gmail.com
phil@philmoore.com

Appointments: **Touchbase**
Call: **Touchbase**
Phone: **604-230-3772**

Realtor **See associate documents for details on foreclosure.**
Remarks:

COURT ORDER SALE. 4 Lot Subdivision Potential, Corner of 114 Ave and 124th Street. Vacant Land, Listed below recent appraised value. Level Corner Lot, at road grade level. Application has been submitted to the City of Surrey, for a subdivision into 4 smaller RF zone lots. The subdivision application is consistent with the City of Surrey official Community Plan. Approx 24,000 sq ft regular shape corner lot. Transit out front. 1 Block to Bridgeview Park. Walking distance to Bridgeview Elementary School, Close to Kwantlen Park Secondary, Scott Road Skytrain, Guilford Town Centre Shopping and Very Easy Access to New West, Burnaby and Vancouver. Call your developers today.

Active
R2303769
Board: V, Land Only
Other

LT3922 13803 LEE ROAD

Sunshine Coast
Pender Harbour Egmont
VON 1S1

\$1,100,000 (LP)

(SP)



Days on Market: **488** List Date: **9/5/2018** Expiry Date: **1/30/2020**
Previous Price: **\$0** Original Price: **\$1,100,000** Sold Date:

Frontage: Subdiv/Complex: **Sakinaw Ridge**
Meas. Type: **Feet** P.I.D.: **015-869-199**
Frontage Metric: Taxes: **\$6,233.46**
Depth: For Tax Year: **2018**
Price/SqFt: Zoning: **RU-1**
Sub-Type: Rezoneable?:
Exposure: **West** Flood Plain:
Permitted Use:
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

Lot Area	
Acres:	94.38
Hect:	38.19
SqFt:	4,111,192.8
SqM:	381,942.31

Sanitary Sewer: **Nearby**
Storm Sewer: **None**
Water Supply: **City/Municipal**
Electricity: **Nearby**
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: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR:
Seller's Interest: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property:
Sketch Attached: **No**
Property Disclosure: **Yes:**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **DL 3922 LD 36. GROUP 1, EXCEPT PLAN BCP23871.**

Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Recreation Nearby**
Restrictions: **None**
Commission: **2%**

List Broker 1: **Royal LePage Sussex - Office: 604-883-9525**
List Sales Rep 1: **Dave Milligan - Phone: 604-741-7373**
List Sales Rep 2: **Richard Osborne - PREC - Phone: 604-664-7633**
List Broker 2: **Landquest Realty Corp (100M) - Office: 604-664-7630**
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **Reliant Capital Limited**

dave@sunshinecoasthomes.com
rich@landquest.com

Appointments: **Phone L.R. First**
Call: **DAVE**
Phone: **604-741-7373**

Realtor Remarks: **Commission is 2% with 1st physical introduction otherwise \$500.00. All measurements approx. with buyer to verify if deemed important. No Touchbase. Schedule A to accompany all offers. www.sunshinecoasthomes.com**

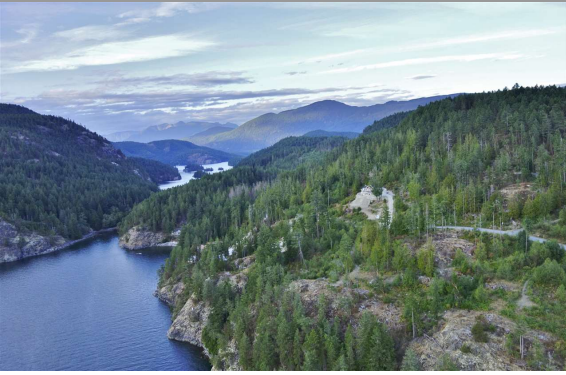
"Exceptional Investment Opportunity" Lot 3922 is the largest remaining property at 94.38 acres, within the scenic Sakinaw Ridge subdivision located in Pender Harbour on the Sunshine Coast. Paved road and services easily installed to add value for future subdividing. Classic West Coast setting with nearby ocean, lakes, mountains and forested areas. Nearby Garden Bay community offers many amenities and the recreation opportunities in the area are wide ranging.

Active
R2303767
Board: V, Land Only
Other

LT 31 SAKINAW RIDGE DRIVE

Sunshine Coast
Pender Harbour Egmont
VON 1S1

\$1,200,000 (LP)
(SP)



Days on Market: 488	List Date: 9/5/2018	Expiry Date: 1/31/2020
Previous Price: \$0	Original Price: \$1,200,000	Sold Date:
Frontage:	Subdiv/Complex: Sakinaw Ridge	
Meas. Type: Feet	P.I.D.: 026-674-831	
Frontage Metric:	Taxes: \$3,865.25	
Depth:	For Tax Year: 2018	
Price/SqFt:	Zoning: RU-1	
Sub-Type:	Rezoneable?:	
Exposure: South	Flood Plain:	
Permitted Use:		Lot Area
Title to Land: Freehold NonStrata		Acres: 65.00
Tour:		Hect: 26.30
View - Specify	Great views in spots	SqFt: 2,831,400.0
		SqM: 263,045.67

Sanitary Sewer: Nearby	Property Access: Road Access
Storm Sewer: None	Parking Access:
Water Supply: City/Municipal	Fencing:
Electricity: Nearby	Property in ALR/FLR:
Natural Gas: Not Available	Seller's Interest: Court Ordered Sale
Telephone Service: Available Nearby	Information Pkg: Yes
Cable Service: Available Nearby	Sign on Property:
Prospectus: Not Required	Sketch Attached: No
Develop Permit: No	Property Disclosure: Yes:
Bldg Permit Apprv: No	Trees Logged: No
Building Plans: Not Available	Perc Test Avail:
	Perc Test Date:

Legal: **PL BCP23871 LT 31 LD 36. DISTRICT LOT 3921/3922, GROUP 1.**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Rural Setting, Shopping Nearby**
Restrictions: **None**
Commission: **2%**

List Broker 1: Royal LePage Sussex - Office: 604-883-9525	Appointments: Phone L.R. First
List Sales Rep 1: Dave Milligan - Phone: 604-741-7373	Call: DAVE
List Sales Rep 2: Richard Osborne - PREC - Phone: 604-664-7633	Phone: 604-741-7373
List Broker 2: Landquest Realty Corp (100M) - Office: 604-664-7630	
List Sales Rep 3:	
Sell Broker 1:	
Sell Sales Rep 1:	
Sell Broker 2:	
Sell Sales Rep 2:	
Owner: Reliant Capital Limited	

Realtor Remarks: **Commission is 2% with 1st physical introduction otherwise \$500.00. All measurements approx. with buyer to verify if deemed important. No Touchbase. Schedule A to accompany all offers. www.sunshinecoasthomes.com**

"Spectacular Sakinaw Ridge" This 65 acre property, part of the scenic Sakinaw Ridge subdivision, holds excellent future development potential. Portions of this lot have beautiful panoramic views. Services are available at Lee Road and add tremendous value. Amenities close by and endless recreational opportunities.

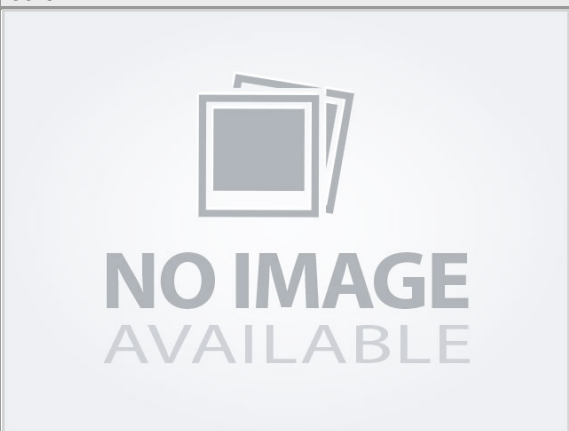
Active
R2418209
Board: F , Land Only
Other

14500 59 AVENUE

Surrey
Sullivan Station
V3S 7B5

\$1,999,000 (LP)

(SP)



Days on Market: **66** List Date: **11/4/2019** Expiry Date: **2/4/2020**
Previous Price: **\$0** Original Price: **\$1,999,000** Sold Date:

Frontage:	Subdiv/Complex:
Meas. Type: Feet	P.I.D.: 029-039-240
Frontage Metric:	Taxes: \$3,465.61
Depth:	For Tax Year: 2019
Price/SqFt:	Zoning: RF12
Sub-Type:	Rezoneable?: No
Exposure: West	Flood Plain: No
Permitted Use:	
Title to Land: Freehold NonStrata	
Tour:	
View - Specify	

Lot Area	
Acres:	0.30
Hect:	0.12
SqFt:	13,240.00
SqM:	1,230.04

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
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: **Allowed Access**
Parking Access:
Fencing:
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property:
Sketch Attached: **Yes**
Property Disclosure: **No . .**
Trees Logged: **No**
Perc Test Avail: **No**
Perc Test Date:

Legal: **LOT 2, PLAN EPP27795, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location**
Restrictions: **None**
Commission: **3.22% 1ST 100K/1.15% BAL**

List Broker 1: **Sutton Group-Alliance R.E.S. - OFC: 604-961-9900**
List Sales Rep 1: **Jarnail Saran** jarnailsaran@gmail.com
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **0966371 BC LTD**

Appointments: **Touchbase**
Call: **JARNAIL SARAN**
Phone: **604-961-9900**

Realtor Remarks: **SUBJECT TO COURT APPROVAL. Property is going to be sold "As Is Where Is" Contact Jarnail Saran 604-834-4700 for more info.**

Court order sale "As Is Where Is"

Active
R2373242
Board: F, Land Only
Other

8120 168 STREET

Surrey
Fleetwood Tynehead
V4N 3G4

\$4,100,000 (LP)

(SP)



Days on Market: **231** List Date: **5/23/2019** Expiry Date: **2/21/2020**
Previous Price: **\$4,500,000** Original Price: **\$5,900,000** Sold Date:

Frontage: **165.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **007-729-979**
Frontage Metric: **165.00** Taxes: **\$12,630.87**
Depth: **520.50** For Tax Year: **2018**
Price/SqFt: Zoning: **RA**
Sub-Type: Rezoneable?: **Yes**
Exposure: **East** Flood Plain: **No**
Permitted Use: **House/Single Family**
Title to Land: **Freehold NonStrata**
Tour:
View - Specify

Lot Area	
Acres:	1.97
Hect:	0.80
SqFt:	85,882.50
SqM:	7,978.75

Sanitary Sewer: **At Lot Line**
Storm Sewer: **At Lot Line**
Water Supply: **City/Municipal**
Electricity: **At Lot Line**
Natural Gas: **Nearby**
Telephone Service: **Available Nearby**
Cable Service: **Available Nearby**
Prospectus: **Other (See Remarks)**
Develop Permit: **No**
Bldg Permit Apprv: **No**
Building Plans: **Not Available**

Property Access: **Road Access**
Parking Access: **Front**
Fencing: **Other**
Property in ALR/FLR: **No**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **No**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes:**
Trees Logged: **No**
Perc Test Avail: **No**
Perc Test Date:

Legal: **LOT 18, PLAN NWP26642, PART SW1/4, SECTION 30, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Restrictions: **None**
Commission: **3.22% ON THE FIRST \$100,000/ 1.15% ON THE BALANCE**

List Broker 1: **Sutton Premier Realty - Office: 604-581-8400**
List Sales Rep 1: **Vish Chandra - Phone: 604-961-9900**
List Sales Rep 2: **Bree Berman - Cell: 778-389-2733**
List Broker 2: **Sutton Premier Realty - Office: 604-581-8400**
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **Lal Sarai**

Appointments: **Touchbase**
Call: **Bree Berman**
Phone: **778-389-2733**
vchandra@sutton.com
bree-annaberman@hotmail.com

Realtor Remarks: **Court Order Sale seller's condition for court approval. All offers will be presented Thursday's between 1:30 and 4:00 p.m E-mail to Vish Chandra PREC* no later than 1:00 p.m. the previous Wednesday. Please see attachment documents before writing offer. Removal of unsafe tree from property.**

Once in a life time Rare Opportunity! On approximately 2 Acres of land in the middle of residential properties; fantastic development potential land in central location, close to all amenities, Schools, shopping, Highway, Future Expo Line Extension. This is a true gem, and unparalleled to any other property in Fleetwood. Call For more information.

Active
R2422812
Board: V, Land Only
Other

12871 STEVESTON HIGHWAY

Richmond
East Richmond
V6W 1A5

\$6,900,000 (LP)

(SP)



Days on Market: **114** List Date: **9/17/2019** Expiry Date: **3/31/2020**
Previous Price: **\$0** Original Price: **\$6,900,000** Sold Date:

Frontage: **1,368.00** Subdiv/Complex:
Meas. Type: **Feet** P.I.D.: **013-069-241**
Frontage Metric: Taxes: **\$37,870.64**
Depth: **1255** For Tax Year: **2019**
Price/SqFt: Zoning: **AG-1**
Sub-Type: Rezoneable?:
Exposure: **South** Flood Plain: **Yes**
Permitted Use: **Other**
Title to Land: **Freehold NonStrata**
Tour:

Lot Area	
Acres:	35.39
Hect:	14.32
SqFt:	0.00
SqM:	0.00

View - Specify **NORTH SHORE**

Sanitary Sewer: **Available**
Storm Sewer: **Available**
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: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **Yes:**
Trees Logged: **No**
Perc Test Avail: **No**
Perc Test Date:

Legal: **BLOCK 4N, PART SE1/4, SECTION 31, RANGE 5W, NEW WESTMINSTER LAND DISTRICT, EXC B/L 66269, SRW 21305, 0.08 AC HWY & SRW 60799 **DBLE EXP: ALSO LISTED ON MLS AS AGRI-BUS C8028008***
Site Influences: **Central Location, Cleared, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Restrictions: **Right of Way**
Commission: **3% ON 1ST \$100,000/1% ON BAL**

List Broker 1: **RE/MAX Nyda Realty Inc. - Office: 604-858-7179**
List Sales Rep 1: **Bryan van Hoepen - PREC* - Phone: 604-858-7179** bryan@bryanvanhoepen.com
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **FARM CREDIT CANADA**

Appointments: **Touchbase**
Call: **BRYAN OR EMMA**
Phone: **604-858-7179**

Realtor Remarks: **Court Ordered Sale, to be sold as is where is. ACCEPTED OFFER! Court Date: January 8, 2020 at 9:45am Location: New Westminster Court House Please touchbase for a Schedule A.**

This property is well priced & has a prime location! 35+ acres of farm lan din the heart of Richmond on the corner of Hwy 99 and Steveston Hwy. This property would thrive with an unlimited amount of cash crop opportunities. Ask for an info package today!

Active
R2423983
Board: F, Land Only
Other

7765 LEFEUVRE ROAD

Abbotsford
Bradner
V4X 2H3

\$7,500,000 (LP)

(SP)



Days on Market: 35	List Date: 12/5/2019	Expiry Date: 6/5/2020
Previous Price: \$0	Original Price: \$7,500,000	Sold Date:
Frontage: 2,618.00	Subdiv/Complex:	
Meas. Type: Feet	P.I.D.: 013-331-230	
Frontage Metric:	Taxes: \$1,984.00	
Depth: (155.95AC)	For Tax Year: 2019	
Price/SqFt:	Zoning: A2	
Sub-Type:	Rezoneable?:	
Exposure: East	Flood Plain: Yes	Lot Area
Permitted Use: Other		Acres: 155.95
Title to Land: Freehold NonStrata		Hect: 63.11
Tour:		SqFt: 0.00
View - Specify Mountains		SqM: 0.00

Sanitary Sewer: **Septic**
Storm Sewer: **None**
Water Supply: **Well - Drilled**
Electricity: **Available**
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: **Road Access**
Parking Access:
Fencing:
Property in ALR/FLR: **Yes - Agricultural Land**
Seller's Interest: **Court Ordered Sale**
Information Pkg: **Yes**
Sign on Property: **Y**
Sketch Attached: **No**
Property Disclosure: **No : Court Ordered Sale**
Trees Logged: **No**
Perc Test Avail:
Perc Test Date:

Legal: **PART NE1/4, SECTION 20, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP15625, DBL EXP #C8029559**

Site Influences:
Restrictions: **None**
Commission: **3% 1ST 100K/1% BAL**

List Broker 1: **RE/MAX Nyda Realty Inc. - Office: 604-858-7179**
List Sales Rep 1: **Bryan van Hoepen - PREC* - Phone: 604-858-7179**
List Sales Rep 2:
List Broker 2:
List Sales Rep 3:
Sell Broker 1:
Sell Sales Rep 1:
Sell Broker 2:
Sell Sales Rep 2:
Owner: **Farm Credit Canada**

Appointments: **Touchbase**
Call: **Bryan or Emma**
Phone: **604-858-7179**

Realtor Remarks: **Court Ordered Sale - Sold "AS IS WHERE IS" All Offers are subject to court approval and must include a Schedule A. All measurements are approximate buyer to verify if deemed important. DBL EXP #C8029559.**

Large 155.95 ACRE Cranberry Farm with approximately 120 acres planted in three varieties of cranberries; Pilgrim, Stevens & Bergman. This is the perfect spot to build your dream home, as it is beautiful surrounded mountains and valleys views. It has a full irrigation system, a large shop/barn which is 150' x 100' and double road frontage off Lefeuvre Road and Marsh McCormich Road. Great location with easy access to Highway #1. COURT ORDERED SALE - SOLD "AS IS, WEHRE IS" Call today for an info package!