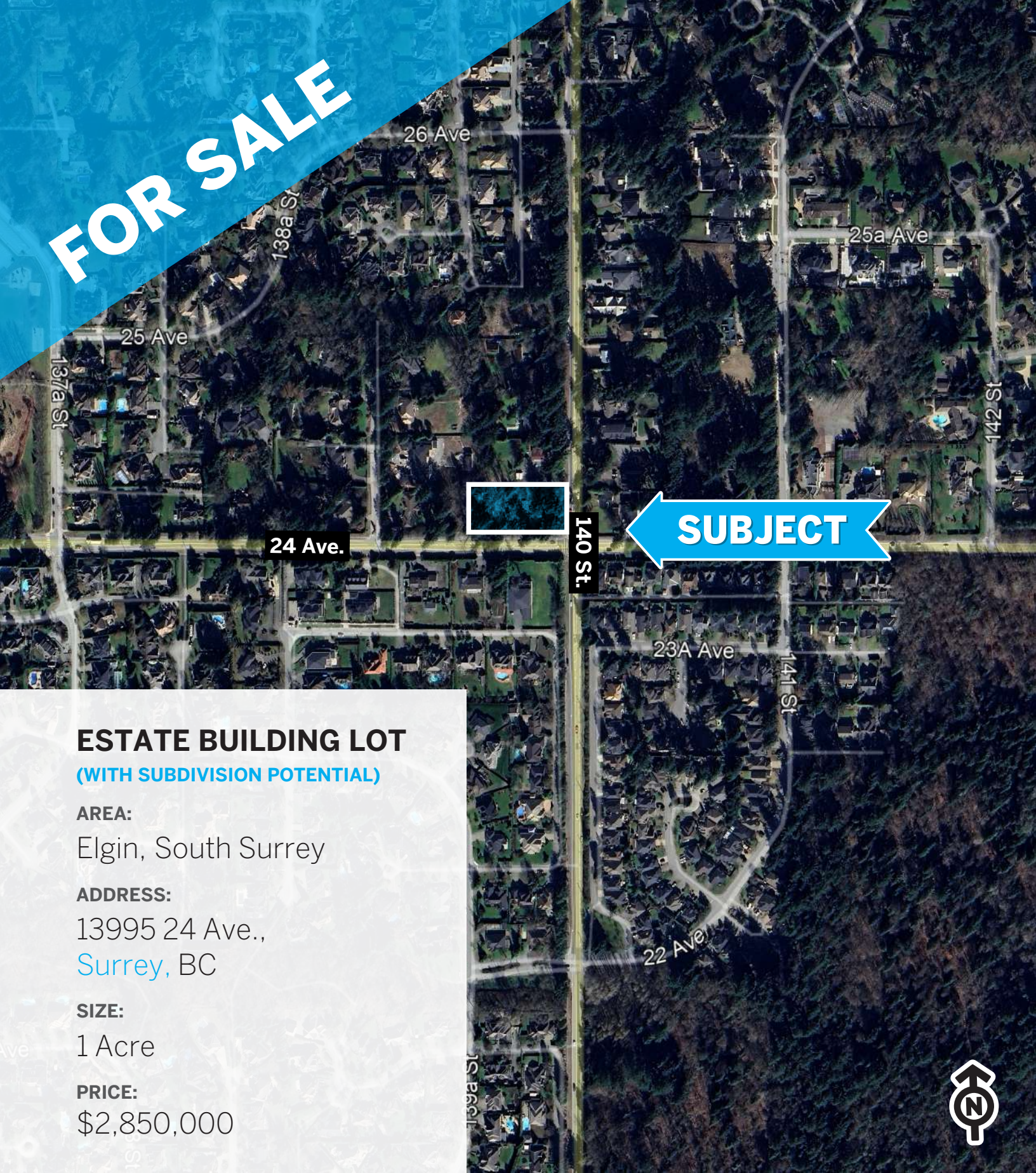


FOR SALE



SUBJECT

ESTATE BUILDING LOT
(WITH SUBDIVISION POTENTIAL)

AREA:
Elgin, South Surrey

ADDRESS:
13995 24 Ave.,
Surrey, BC

SIZE:
1 Acre

PRICE:
\$2,850,000

VARINGTM
HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

HOMELIFE ADVANTAGE REALTY
(CENTRAL VALLEY) LTD.

Joe Varing - Personal Real Estate Corporation Ltd.
604.565.3478 | info@varinggroup.com

360-3033 Immel Street, Abbotsford, BC V2S 6S2

This document has been prepared by Varing Marketing Group for marketing and general information only. Varing Marketing Group believes the information contained in this information package is correct, but makes no representations or warranties with respect thereto. Interested parties should complete their own independent investigations and enquiries as to the ownership and condition of the property and its suitability for any particular purpose. Not intended to cause breach of existing agency agreement.

PROPERTY DESCRIPTION

CIVIC ADDRESS: 13995 24 Ave., Surrey, BC

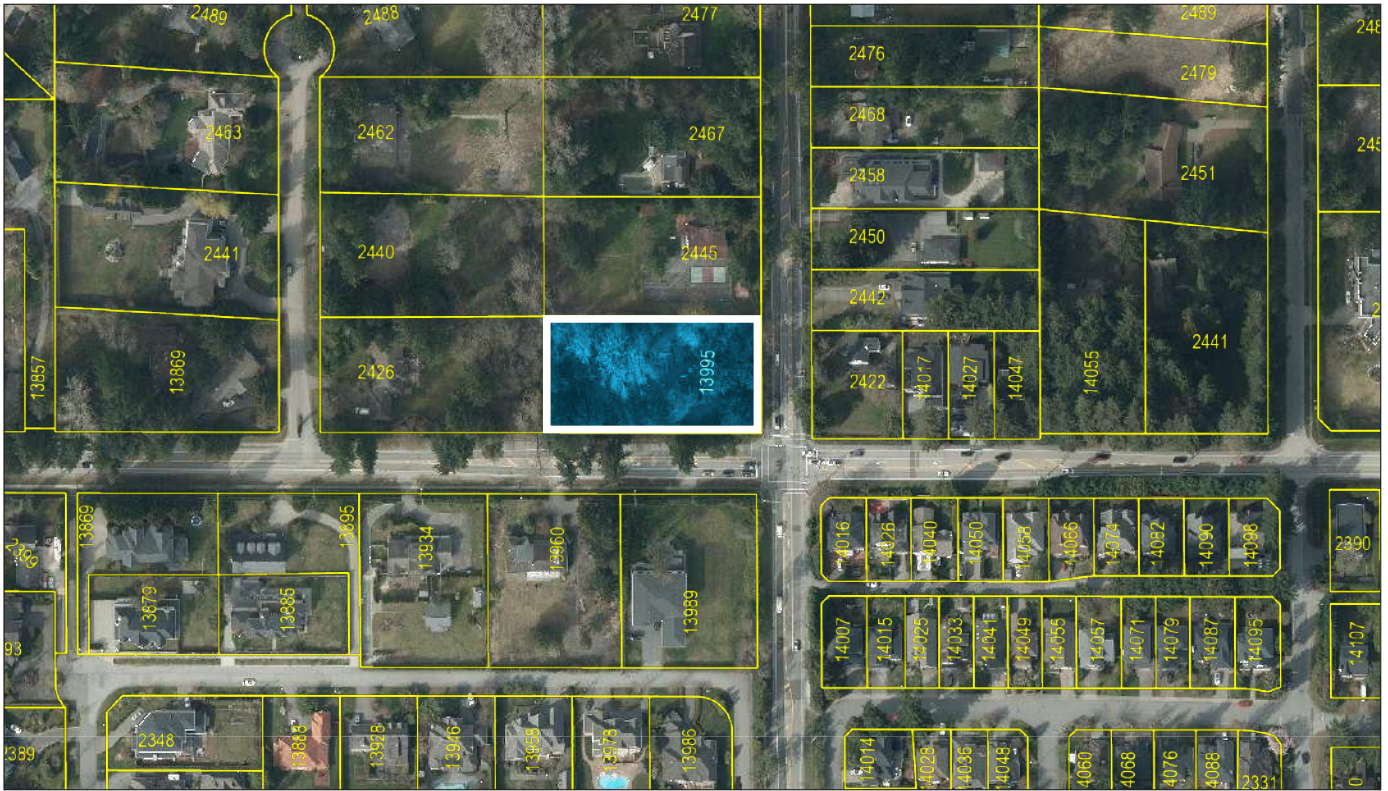
SIZE: 1 Acre

PRICE: \$2,850,000

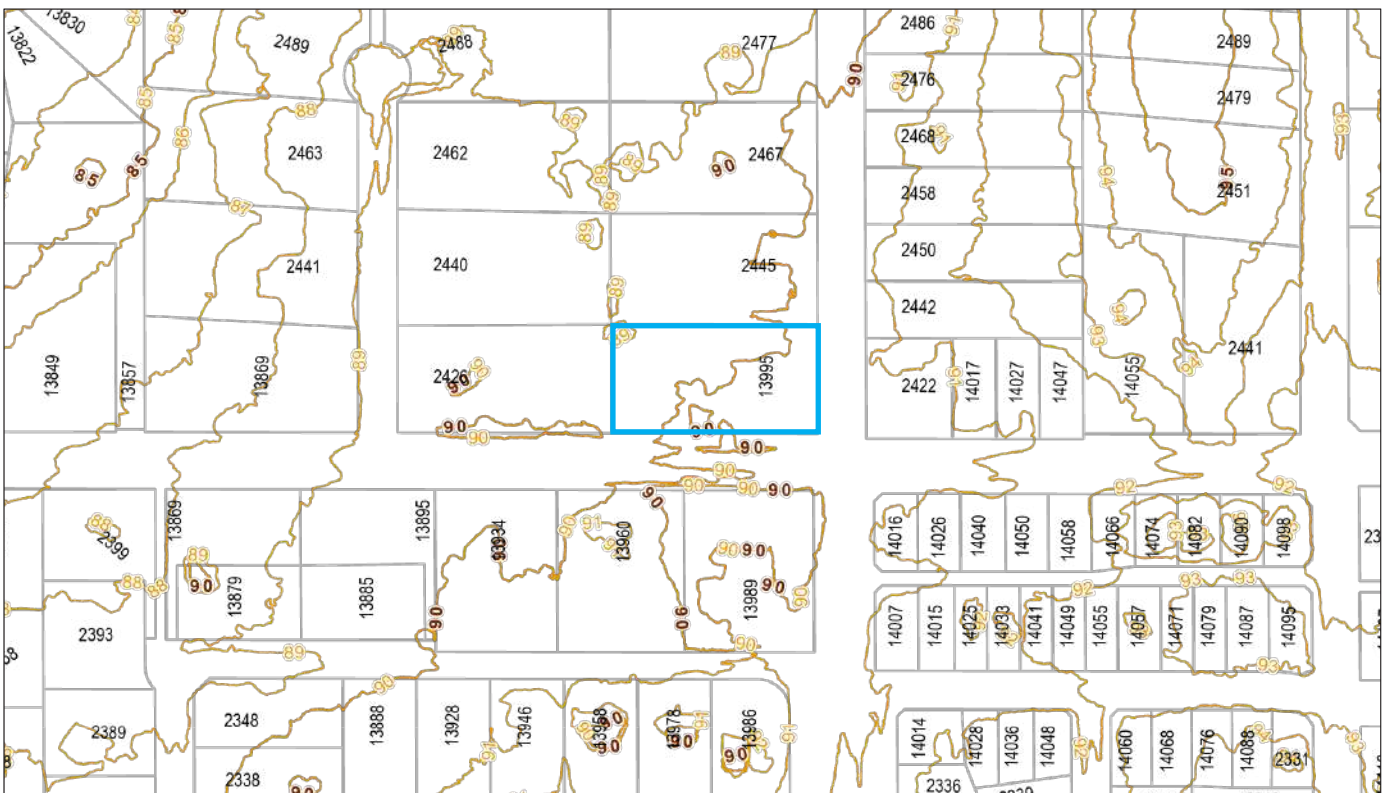
OPPORTUNITY:

- Potentially sub-dividable 1-acre corner estate lot in Elgin Chantrell with 285 feet of frontage along 24 Ave and 153 feet along 140 St, offering the possibility of creating 2-3 residential lots. Subdivision potential should be verified with the City of Surrey or an independent engineer.
- Ideal property to build your custom dream home or mansion. Predominantly upscale residential properties, contributing to the area's prestige.
- Access to municipal water, sewer, electricity, and natural gas services available at the lot line.
- Located within a 5-minute walk to Chantrell Creek Elementary and Elgin Park Secondary. Convenient access to Crescent Beach, Grandview Corners, Morgan Crossing, and major highways.

AERIAL VIEW



TOPOGRAPHY



Part 12 Acreage Residential Zone	RA
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(21281, 21390, 21474)

A. Intent

This RA Zone is intended for acreage *lots* typically 4,050 sq. m or larger, which may accommodate up to 2 *dwelling units*; and for existing *lots* less than 4,050 sq. m, small-scale multi-unit housing, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 12.

B. Permitted Uses

(21474)

1. Land, *buildings* and *structures* in this RA Zone must only be used for the following uses, or a combination of *principal uses* and *accessory uses* if the maximum number of *dwelling units* is not exceeded as follows:

Lot Size	Lot Location	Maximum Number of Dwelling Units ¹	Principal Uses	Accessory Uses
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	<i>Single Family Dwelling</i> <i>Hobby Kennel</i> ³ <i>Agriculture and Horticulture Uses</i> ⁴ <i>Skateboard ramp structure</i> ⁵	Horse-boarding Display and retail sale of products ⁶ And all accessory uses permitted in Sections B.1.(b) and (c)
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside <i>Transit-Oriented Areas</i> ²	Up to 2	<i>Single Family Dwelling</i>	<i>Secondary Suite</i> <i>Garden Suite</i> <i>Coach House</i> <i>Bed and Breakfast</i> ⁷ <i>Boarders or Lodgers</i> ⁷ <i>Short-Term Rental</i> ⁸
	ii. All areas, except B.1.(b)i and iii	Up to 4	<i>Single Family Dwelling</i> or <i>Duplex</i>	
	iii. Eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i>	Up to 6	<i>Single Family Dwelling</i> or <i>Duplex</i>	
(c) < 280 sq. m	i. Inside <i>Transit-Oriented Areas</i> ²	Up to 2	<i>Single Family Dwelling</i>	
	ii. All areas, except B.1.(c)i	Up to 3	<i>Single Family Dwelling</i>	

What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at team@varinggroup.com

