



Presented by:

# Joel Schacter

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<b>Active</b> <b>R2352233</b> Board: F Other	<b>2374 MERLOT BOULEVARD</b> Abbotsford Aberdeen V4X 0A6	Land <b>\$589,000</b> (LP) (SP)
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Sold Date:	Original Price: <b>\$589,000</b>
Frontage (feet): <b>59.19</b>	Subdiv/Complex:
Meas. Type: <b>Feet</b>	P.I.D.: <b>030-584-825</b>
Frontage (metres): <b>59.19</b>	Taxes: <b>\$0.00</b>
Depth: <b>96.10</b>	For Tax Year: <b>2018</b>
Price/SqFt:	Zoning: <b>RS-3A</b>
Sub-Type:	Rezoneable?
Flood Plain:	
Exposure: <b>Northwest</b>	
Permitted Use: <b>House/Single Family</b>	
Title to Land: <b>Freehold NonStrata</b>	
Tour:	
View - Specify	

Lot Area	
Acres:	<b>0.14</b>
Hect:	<b>0.06</b>
SqFt:	<b>6,090.54</b>
SqM:	<b>565.83</b>

Sanitary Sewer:	<b>Available</b>
Storm Sewer:	<b>Available</b>
Water Supply:	<b>City/Municipal</b>
Electricity:	<b>Available</b>
Natural Gas:	<b>Available</b>
Telephone Service:	<b>On Property</b>
Cable Service:	<b>On Property</b>
Prospectus:	<b>Other (See Remarks)</b>
Develop Permit?:	<b>No</b>
Bldg Permit Apprv:	<b>No</b>
Building Plans:	<b>Not Available</b>
Perc Test Avail:	
Perc Test Date:	

Property Access:	<b>Allowed Access</b>
Parking Access:	
Fencing:	
Property in ALR/FLR:	<b>No</b>
Information Pkg:	<b>No</b>
Sign on Property:	<b>Y</b>
Sketch Attached:	<b>No</b>
Property Disclosure:	<b>No</b>
Trees Logged:	<b>No</b>

Legal: **LOT 16 PLAN EPP84234 SECTION 15 TOWNSHIP 13 LAND DISTRICT 36**

Site Influences: **Recreation Nearby**

Restrictions: **None**

Listing Broker 1: **RE/MAX Treeland Realty**  
 Listing Broker 2: **RE/MAX Treeland Realty**  
 Listing Broker 3:

**Build your Custom Dream Home on this 6000+ sqft lot located in the prestigious community, The Vine at Pepin Brook. Located in the Fraser Valley's picturesque country side, close to world renowned wineries, scenic parks, and golf courses! Just a few minutes away from Abbotsford's premium shopping destination, Highstreet Shopping Centre.**