



Presented by:

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Active
R2352221

Board: F
Other

2382 MERLOT BOULEVARD

Abbotsford
Aberdeen
V4X 0A6

Land
\$639,000 (LP)

(SP)



Sold Date:		Original Price:	\$639,000
Frontage (feet):	49.14	Subdiv/Complex:	
Meas. Type:	Feet	P.I.D.:	030-584-809
Frontage (metres):	49.14	Taxes:	\$0.00
Depth:	145.11	For Tax Year:	2018
Price/SqFt:		Zoning:	RS-3A
Sub-Type:		Rezoneable?	
Flood Plain:			
Exposure:	Northwest		
Permitted Use:	House/Single Family		
Title to Land:	Freehold NonStrata		
Tour:			
View - Specify			

Lot Area	
Acres:	0.17
Hect:	0.07
SqFt:	7,261.33
SqM:	674.60

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

Property Access: **Allowed Access**
 Parking Access:
 Fencing: **None**
 Property in ALR/FLR: **No**
 Information Pkg: **No**
 Sign on Property: **Y**
 Sketch Attached: **No**
 Property Disclosure: **No**
 Trees Logged: **No**

Legal: **LOT 14 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 7200+ 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.