



Presented by:  
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elevation

<b>Active</b> <b>R2406131</b> Board: F Other	<b>2378 MERLOT BOULEVARD</b> Abbotsford Aberdeen V4X 0A6		Land <b>\$499,900</b> (LP) (SP)								
	Sold Date: Frontage (feet): <b>49.15</b> Meas. Type: <b>Feet</b> Frontage (metres): <b>49.15</b> Depth: <b>115.19</b> Price/SqFt: Sub-Type: Flood Plain:	Original Price: <b>\$499,900</b> Subdiv/Complex: P.I.D.: <b>030-584-817</b> Taxes: <b>\$2,849.27</b> For Tax Year: <b>2019</b> Zoning: <b>RS-3A</b> Rezoneable?									
	Exposure: <b>Northwest</b> Permitted Use: <b>House/Single Family</b> Title to Land: <b>Freehold NonStrata</b> Tour: View - Specify	<table border="1"> <thead> <tr> <th colspan="2">Lot Area</th></tr> </thead> <tbody> <tr> <td>Acres:</td><td><b>0.13</b></td></tr> <tr> <td>Hect:</td><td><b>0.05</b></td></tr> <tr> <td>SqFt:</td><td><b>5,859.25</b></td></tr> <tr> <td>SqM:</td><td><b>544.34</b></td></tr> </tbody> </table>	Lot Area		Acres:	<b>0.13</b>	Hect:	<b>0.05</b>	SqFt:	<b>5,859.25</b>	SqM:
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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: <b>None</b> 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: <b>LOT 15 SECTION 15 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN EPP84234</b> Site Influences: <b>Central Location, Recreation Nearby, Shopping Nearby</b> Restrictions: <b>None</b>											
Listing Broker 1: <b>RE/MAX Treeland Realty</b> Listing Broker 2: <b>RE/MAX Treeland Realty</b> Listing Broker 3:											
<b>Build your Custom Dream Home on this 5800+ 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.</b>											