

**FOR SALE**

137a St

25 Ave

138a St

26 Ave

25a Ave

142 St

24 Ave.

140 St.

**SUBJECT**

23A Ave

141 St

22 Ave

## ESTATE BUILDING LOT

(WITH SUBDIVISION POTENTIAL)

### AREA:

Elgin, South Surrey

### ADDRESS:

13995 24 Ave.,  
Surrey, BC

### SIZE:

1 Acre

### PRICE:

\$3,295,000



**VARING**<sup>TM</sup>

HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

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**Joe Varing** - Personal Real Estate Corporation Ltd.

**604.565.3478 | [info@varinggroup.com](mailto:info@varinggroup.com)**

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## PROPERTY DESCRIPTION

**CIVIC ADDRESS:** 13995 24 Ave., Surrey, BC

**SIZE:** 1 Acre

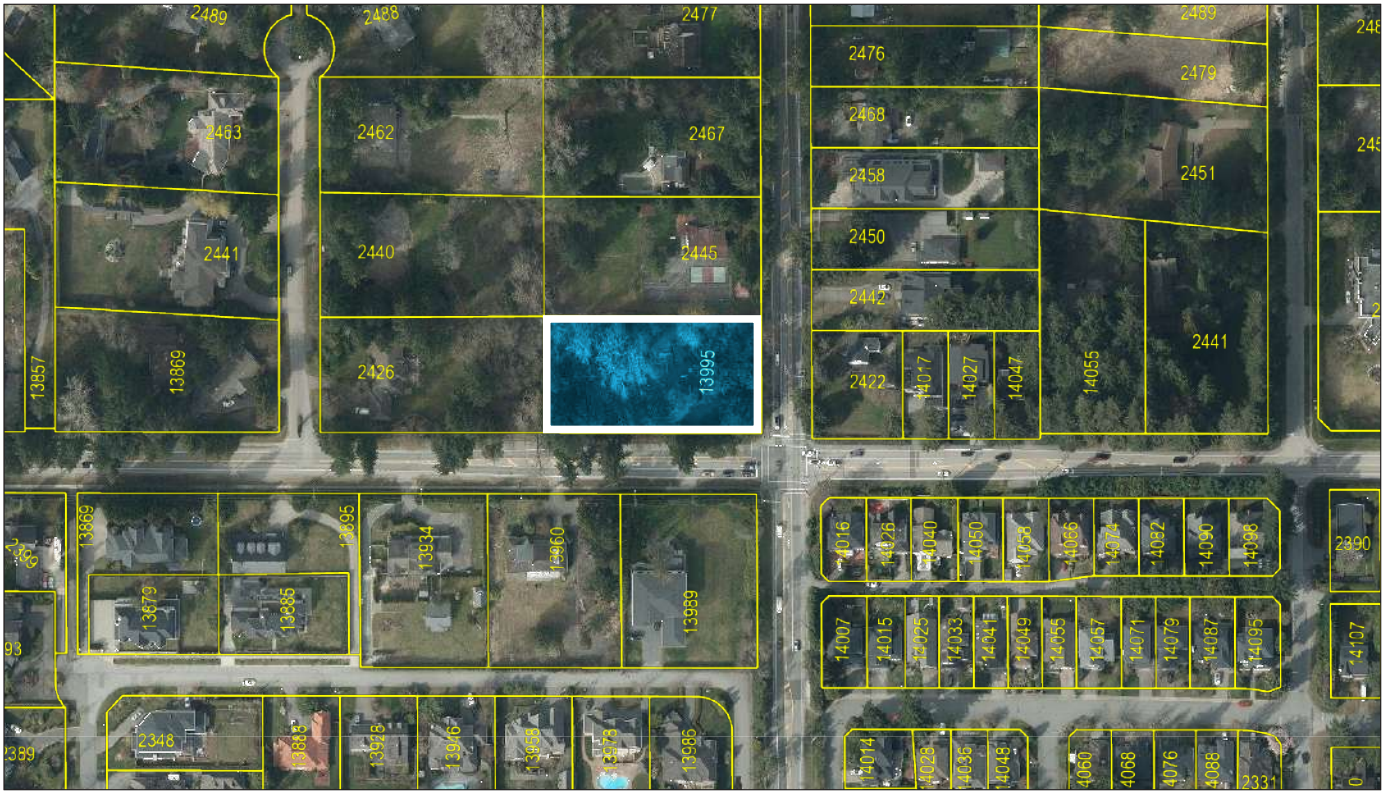
**PRICE:** \$3,295,000

### OPPORTUNITY:

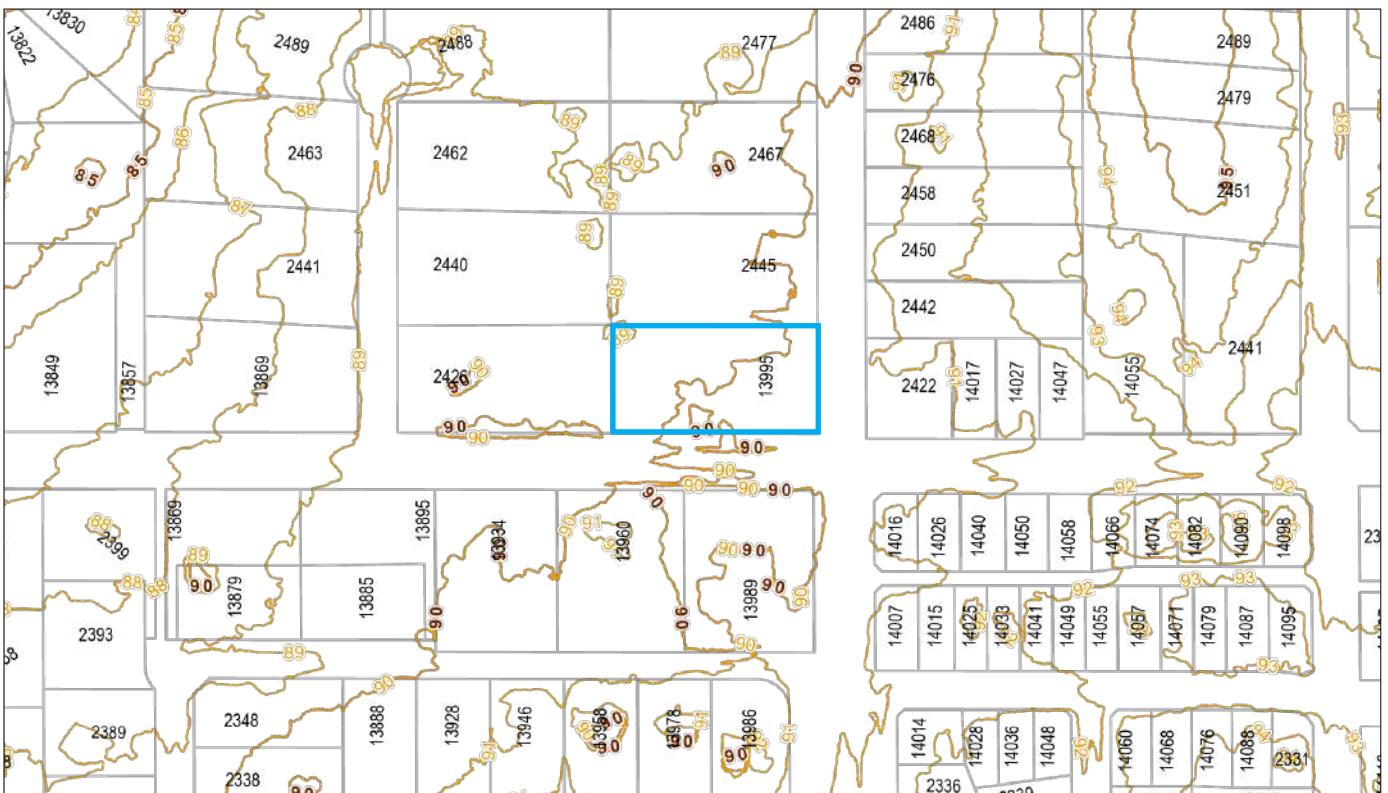
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- Potentially sub-dividable 1-acre corner estate lot in Elgin Chantrell with 285 feet of frontage along 24 Ave and 153 feet along 140 St, offering the possibility of creating 2-3 residential lots. Subdivision potential should be verified with the City 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 <b>Acreage Residential Zone</b>	<b>RA</b>
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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:

<i>Lot Size</i>	<i>Lot Location</i>	<i>Maximum Number of Dwelling Units<sup>1</sup></i>	<i>Principal Uses</i>	<i>Accessory Uses</i>
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	<i>Single Family Dwelling</i> <i>Hobby Kennel<sup>3</sup></i> <i>Agriculture and Horticulture Uses<sup>4</sup></i> <i>Skateboard ramp structure<sup>5</sup></i>	Horse-boarding  Display and retail sale of products <sup>6</sup>  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<sup>2</sup></i>	Up to 2	<i>Single Family Dwelling</i>	Secondary Suite  Garden Suite  Coach House  Bed and Breakfast <sup>7</sup>  Boarders or Lodgers <sup>7</sup>  Short-Term Rental <sup>8</sup>
	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 Frequent <i>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<sup>2</sup></i>	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](mailto:team@varinggroup.com)

