

1975 182 St, South Surrey

Serviced Building Lot (Build Your Dream Estate)



SITE SIZE:
1.2 Acres

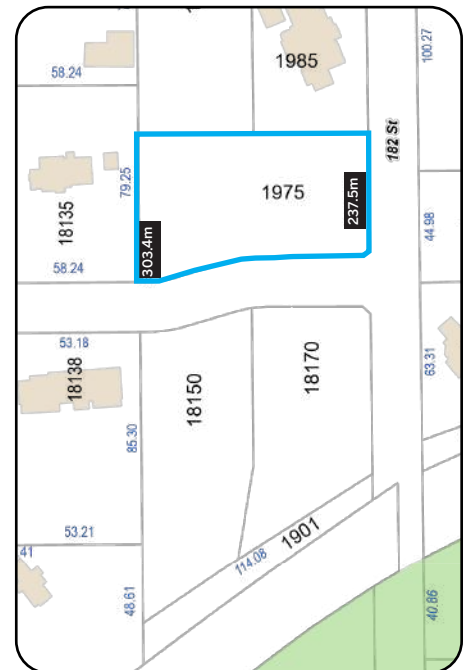
AREA:
Grandview/Redwood

LIST PRICE:
\$2,400,000

CONCEPTUAL PLAN



DIMENSIONS



PROPERTY DESCRIPTION

CIVIC ADDRESS: 1975 182 St, South Surrey
SIZE: 1.2 Acres
AREA: Grandview/Redwood
BC ASSESSMENT: \$2,303,000
LIST PRICE: **\$2,400,000**

OPPORTUNITY:

- Serviced Estate Lot with the potential to build a custom luxury residence of up to +/-15,000 SF, including a potential 6–10 car garage.
- Elevated Estate Setting with 180° Unobstructed Valley Views, offering an exceptional opportunity to create a signature residence in one of South Surrey's most exclusive enclaves.
- Generous Lot Dimensions provide flexibility for a substantial home, outdoor living spaces, and estate-style landscaping.
- Surrounded by luxury residences and minutes to Redwood Park, Morgan Crossing, Grandview Corners, golf courses, White Rock Beach, Hwy 99, and the U.S. Border Crossing.

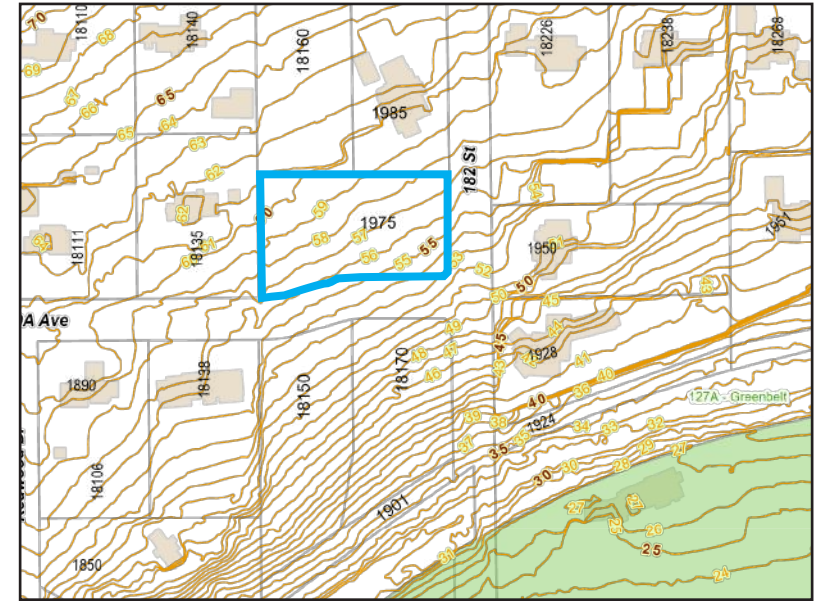
OTHER NOTES:

- Septic system to be designed based on the size and design of the home.
(The estimated budget would be in the \$30,000 - \$50,000 range - see link below).
- Building guidelines have yet to be finalized.
- Building envelope to be determined by the builder's architect, as the zoning is quite flexible. See page 3.
- Soil and geotechnical reports to follow after an accepted offer.

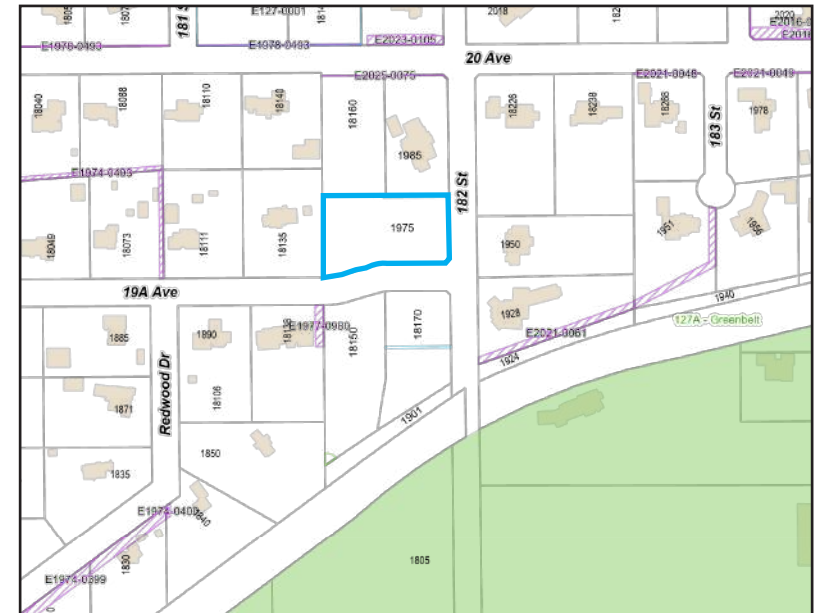
DD LINK:

[***Geotech Report & Full Zoning Description***](#)

TOPOG VIEW



LEGAL VIEW



PRESENT ZONING: RA

Part 12

Acreage Residential Zone

RA

(BL 21281, 21390, 21474, 21595, 22014)

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)

- 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	Single Family Dwelling Hobby Kenne ³ Agriculture and Horticulture Uses ⁴ Skateboard ramp structure 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 Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Secondary Suite Garden Suite Coach House Bed and Breakfast ⁷ Boarders or Lodgers ⁷ Short-Term Rental ⁸
	ii. All areas, except B.1.(b)i and iii	Up to 4	Single Family Dwelling or Duplex	
	iii. Eligible lots within Frequent Bus Stop Areas	Up to 6	Single Family Dwelling or Duplex	
(c) < 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Short-Term Rental ⁸
	ii. All areas, except B.1.(c)i	Up to 3	Single Family Dwelling	

- Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a lot:
 - Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*, as amended;

Part 12

RA

- Land that as of December 7, 2023 was designated as protected under a bylaw made under Section 611 [*heritage designation protection*] of the *Local Government Act*, as amended; and
 - Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.
- One of the exemptions in Section 3 of the *Local Government Zoning Bylaw Regulation* is that small-scale multi-unit housing requirements do not apply in relation to land that is within a *transit-oriented area*.
 - A *hobby kennel* is only permitted where the lot is ≥ 4,050 sq. m in size and subject to the Surrey Kennel Regulation Bylaw, as amended.
 - Agriculture* and *horticulture* uses are only permitted where the lot is ≥ 2 ha.
 - Skateboard ramp structures, only where the lot is ≥ 0.9 ha, in accordance to Section J.3.
 - The display and retail sale of products is accessory to *agriculture* and *horticulture* uses, and is in accordance with Section J.4.
 - Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions.
 - Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

- Minimum Lot Sizes:

Lots created through subdivision in this RA Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	4,050 sq. m
Lot Width	50 m
Lot Depth	60 m

D. Density

(BL 21595)

- Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 2.5.

PROPOSED HOMES FOR SOUTHERN LOTS:



18150 19A Ave, Surrey

18170 19A Ave, Surrey

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