VARING MARKETING GROUP | HOMELIFE ADVANTAGE REALTY LTD.

FOR SALE

18170 19A Ave, South Surrey

Serviced Building Lot (Build Your Dream Estate)



SITE SIZE:	AREA:	LIST PRICE:
1 Acre	Grandview/Redwood	$2,025,000

CONCEPTUAL PLAN



DIMENSIONS



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Joe Varing - Personal Real Estate Corporation Ltd.
360-3033 Immel Street, Abbotsford, BC V2S 6S2

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 18170 19A Ave, South Surrey

SIZE: 1 Acre

AREA: Grandview/Redwood

BC ASSESSMENT: $1,980,000

PRESENT ZONE: RA (Residential Acreage Zone)

LIST PRICE: **$2,025,000**

OPPORTUNITY:

- Serviced Estate Lot with the potential to build a custom luxury residence of up to +/-10,000 SF, including a potential 4-6 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.

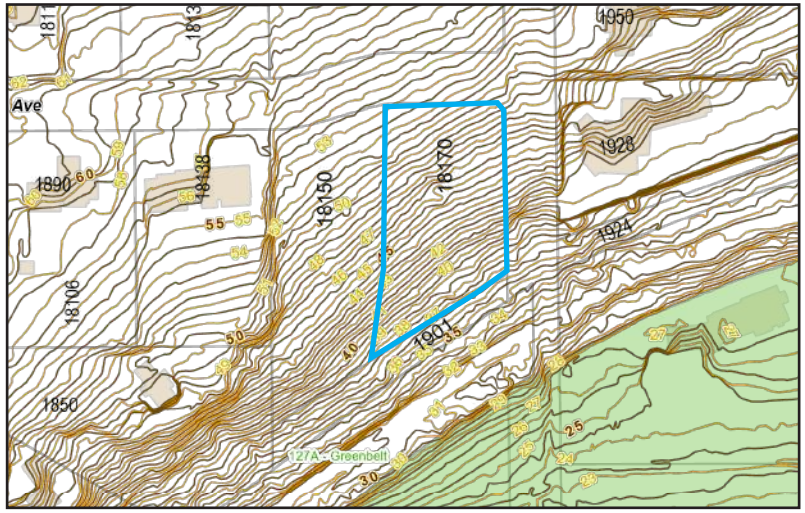
OTHER NOTES:

- Septic system to be designed based on the size and design of the home. (The estimated budget would be in the $18,000 - $35,000 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.

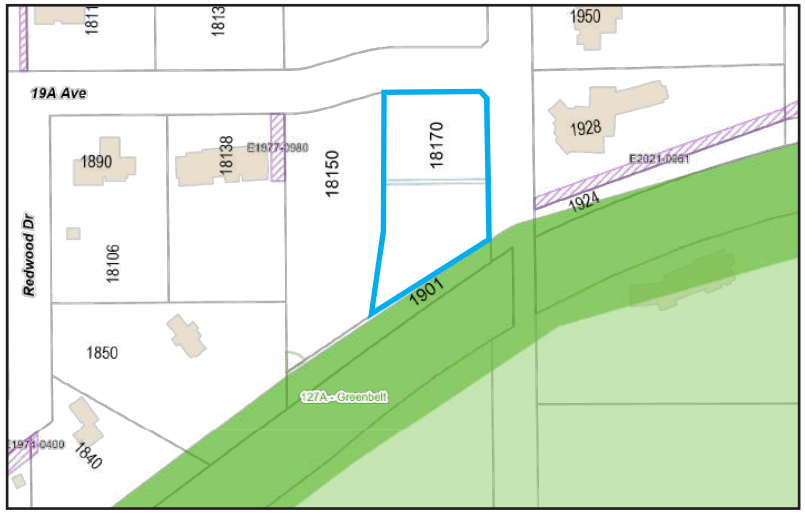
DD LINK:

Geotech Report & Full Zoning Description

TOPOG VIEW



LEGAL VIEW



BUYER DUE DILIGENCE: *This property is offered for sale on an "as is, where is" basis. The Seller and the Seller's agent c/o Joe Varing and Homelife Advantage Realty Ltd. make no representations or warranties concerning the property, including its condition, dimensions, permitted uses, development potential, zoning, environmental condition, structures, systems or services. Buyers and their agents must independently verify all information and complete all inspections and due diligence they consider necessary before entering into a binding agreement. This disclaimer is subject to all disclosure obligations required by law.*

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)

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:

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 Kennel*[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*	
	ii. All areas, except B.1.(c)i	Up to 3	*Single Family Dwelling*	

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

(b) 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
(c) Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.

2 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*.
3 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.
4 *Agriculture* and *horticulture* uses are only permitted where the *lot* is ≥ 2 ha.
5 Skateboard ramp *structures*, only where the *lot* is ≥ 0.9 ha, in accordance to Section J.3.
6 The display and retail sale of products is accessory to *agriculture* and *horticulture* uses, and is in accordance with Section J.4.
7 *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.
8 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision in this RA Zone must conform to the following minimum standards:

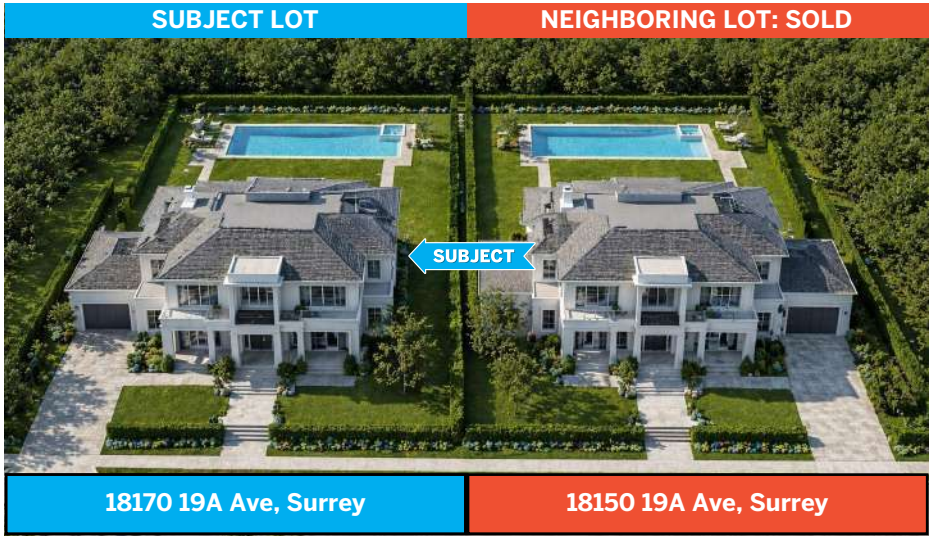
Size or Dimension	Minimum Requirement
Lot Area	4,050 sq. m
Lot Width	50 m
Lot Depth	60 m

D. Density

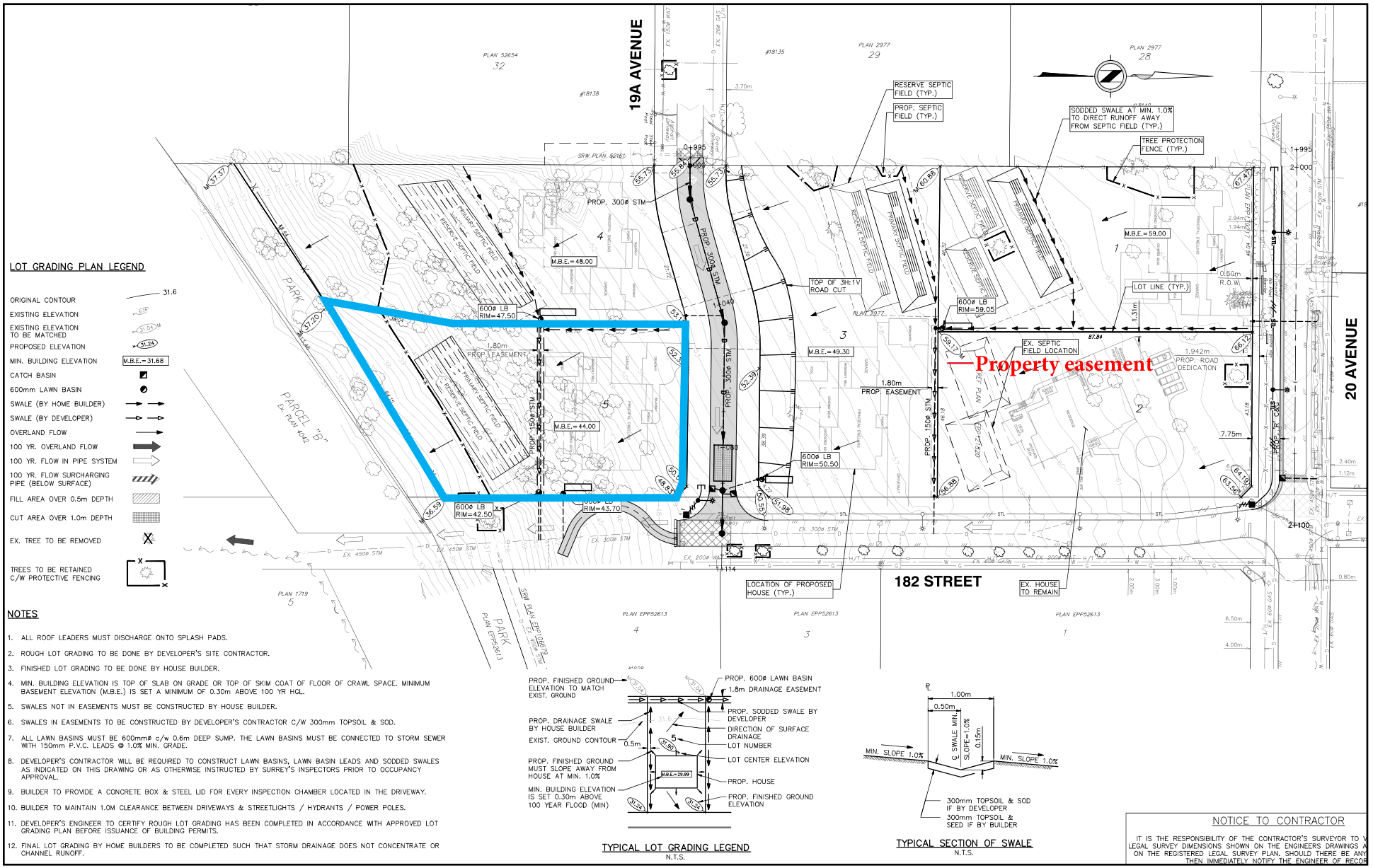
(BL 21595)

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

CONCEPTUAL HOME RENDERINGS:



LOT GRADING PLAN (PROPOSED EASEMENT)



TYPICAL LOT GRADING LEGEND
N.T.S.

TYPICAL SECTION OF SWALE
N.T.S.

NOTES

1. ALL ROOF LEADERS MUST DISCHARGE ONTO SPLASH PADS.
2. ROUGH LOT GRADING TO BE DONE BY DEVELOPER'S SITE CONTRACTOR.
3. FINISHED LOT GRADING TO BE DONE BY HOUSE BUILDER.
4. MIN. BUILDING ELEVATION IS TOP OF SLAB ON GRADE OR TOP OF SKIM COAT OF FLOOR OF CRAWL SPACE. MINIMUM BASEMENT ELEVATION (M.B.E.) IS SET A MINIMUM OF 0.30m ABOVE 100 YR HGL.
5. SWALES NOT IN EASEMENTS MUST BE CONSTRUCTED BY HOUSE BUILDER.
6. SWALES IN EASEMENTS TO BE CONSTRUCTED BY DEVELOPER'S CONTRACTOR C/W 300mm TOPSOIL & SOD.
7. ALL LAWN BASINS MUST BE 600mmø c/w 0.6m DEEP SUMP. THE LAWN BASINS MUST BE CONNECTED TO STORM SEWER WITH 150mm P.V.C. LEADS @ 1.0% MIN. GRADE.
8. DEVELOPER'S CONTRACTOR WILL BE REQUIRED TO CONSTRUCT LAWN BASINS, LAWN BASIN LEADS AND SODDED SWALES AS INDICATED ON THIS DRAWING OR AS OTHERWISE INSTRUCTED BY SURREY'S INSPECTORS PRIOR TO OCCUPANCY APPROVAL.
9. BUILDER TO PROVIDE A CONCRETE BOX & STEEL LID FOR EVERY INSPECTION CHAMBER LOCATED IN THE DRIVEWAY.
10. BUILDER TO MAINTAIN 1.0M CLEARANCE BETWEEN DRIVEWAYS & STREETLIGHTS / HYDRANTS / POWER POLES.
11. DEVELOPER'S ENGINEER TO CERTIFY ROUGH LOT GRADING HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED LOT GRADING PLAN BEFORE ISSUANCE OF BUILDING PERMITS.
12. FINAL LOT GRADING BY HOME BUILDERS TO BE COMPLETED SUCH THAT STORM DRAINAGE DOES NOT CONCENTRATE OR CHANNEL RUNOFF.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO V
LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS A
ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY
THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECOR

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